

Executive Summary Report

Characteristics-Based Market Adjustment for 2003 Assessment Roll

Area Name: Area 59 – Kent and Renton Suburbs

Previous Physical Inspection: 2000

Sales - Improved Summary:

Number of Sales: 714

Range of Sale Dates: 1/2001 -12/2002

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2002 Value	\$73,400	\$164,600	\$238,000	\$248,500	95.8%	8.32%
2003 Value	\$75,800	\$171,500	\$247,300	\$248,500	99.5%	7.70%
Change	+\$2,400	+\$6,900	+\$9,300		+3.7%	-0.62%
%Change	+3.3%	+4.2%	+3.9%		+3.9%	-7.45%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.62% and -7.45% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2002 Value	\$75,600	\$151,600	\$227,200
2003 Value	\$78,100	\$159,900	\$238,000
Percent Change	+3.3%	+5.5 %	+4.8 %

Number of improved Parcels in the Population: 6281.

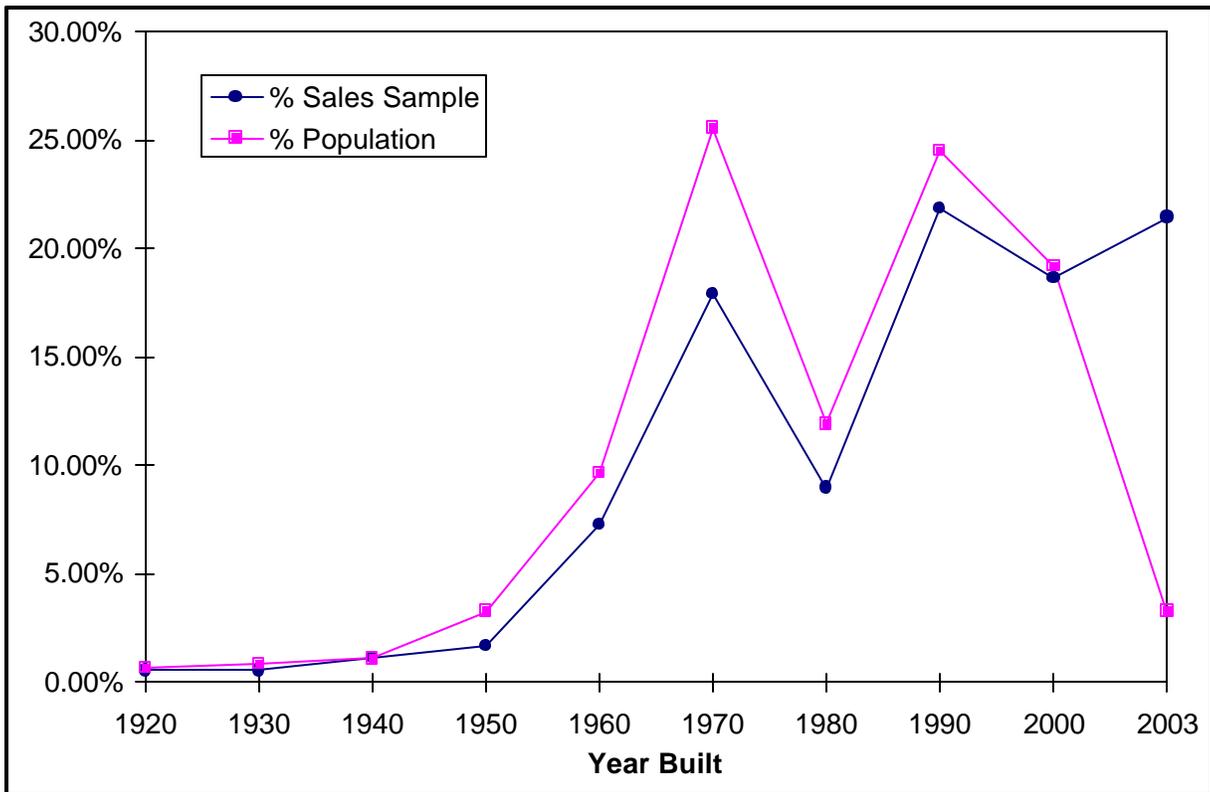
Summary of Findings The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, building grade 9 homes build after 2000, homes built on Fairhaven Division 2 (plat 245996) had a higher average ratio (assessed value/sales price) than other improvements and formula adjusts these properties upward less than others thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built	Frequency	% Sales Sample
1920	4	0.56%
1930	4	0.56%
1940	8	1.12%
1950	12	1.68%
1960	52	7.28%
1970	128	17.93%
1980	64	8.96%
1990	156	21.85%
2000	133	18.63%
2003	153	21.43%
	714	

Population		
Year Built	Frequency	% Population
1920	43	0.68%
1930	53	0.84%
1940	69	1.10%
1950	205	3.26%
1960	607	9.66%
1970	1604	25.54%
1980	748	11.91%
1990	1540	24.52%
2000	1206	19.20%
2003	206	3.28%
	6281	

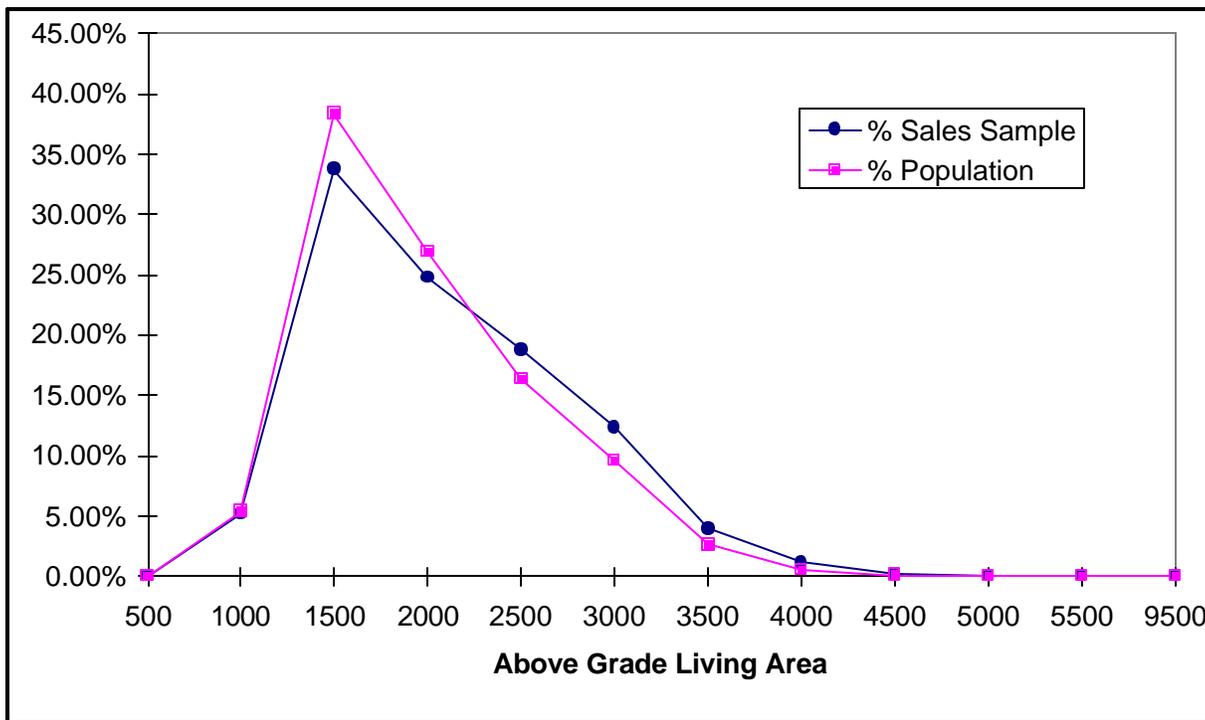


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	37	5.18%
1500	241	33.75%
2000	177	24.79%
2500	134	18.77%
3000	88	12.32%
3500	28	3.92%
4000	8	1.12%
4500	1	0.14%
5000	0	0.00%
5500	0	0.00%
9500	0	0.00%
	714	

Population		
AGLA	Frequency	% Population
500	1	0.02%
1000	336	5.35%
1500	2410	38.37%
2000	1692	26.94%
2500	1027	16.35%
3000	601	9.57%
3500	165	2.63%
4000	35	0.56%
4500	6	0.10%
5000	3	0.05%
5500	0	0.00%
9500	5	0.08%
	6281	

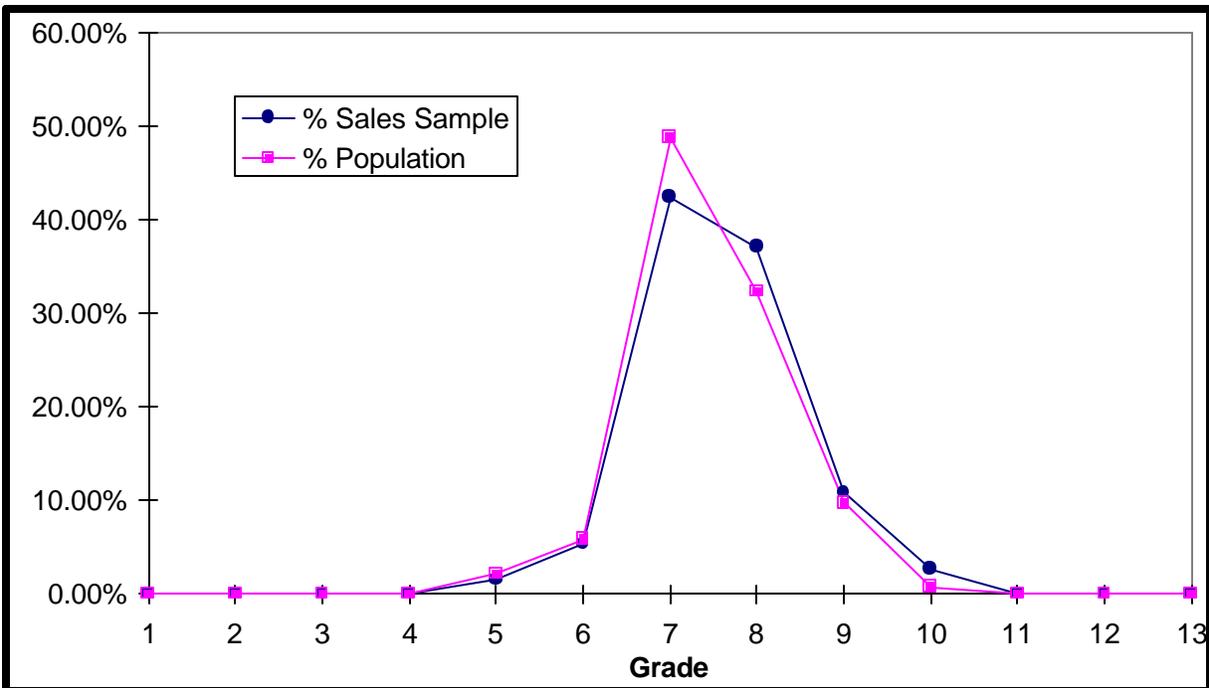


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

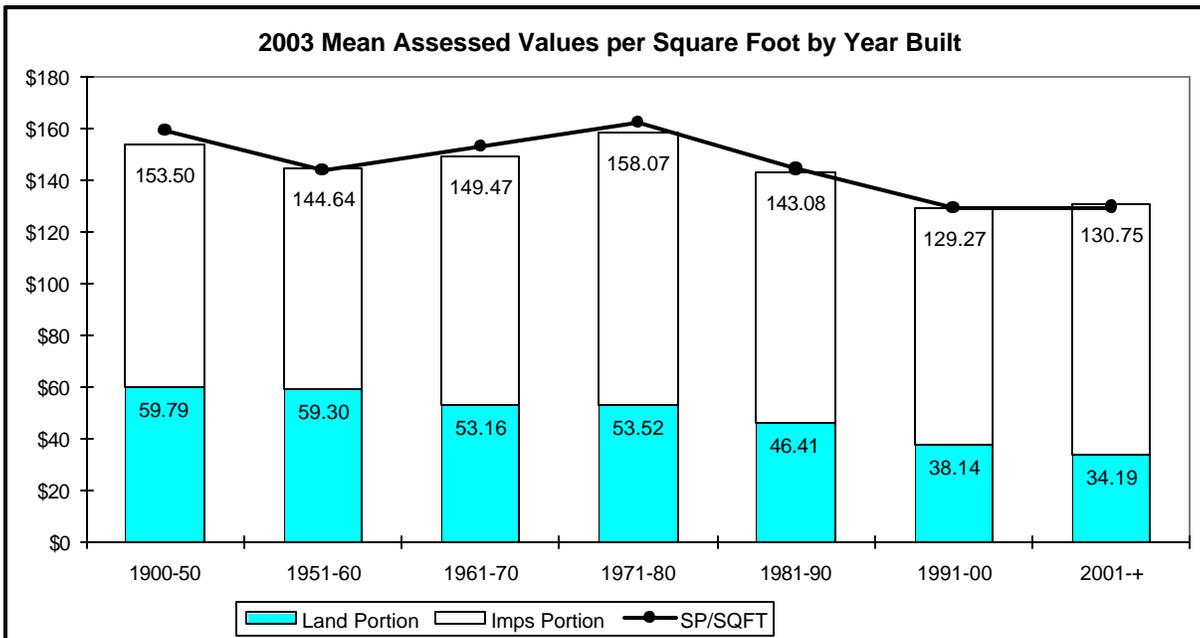
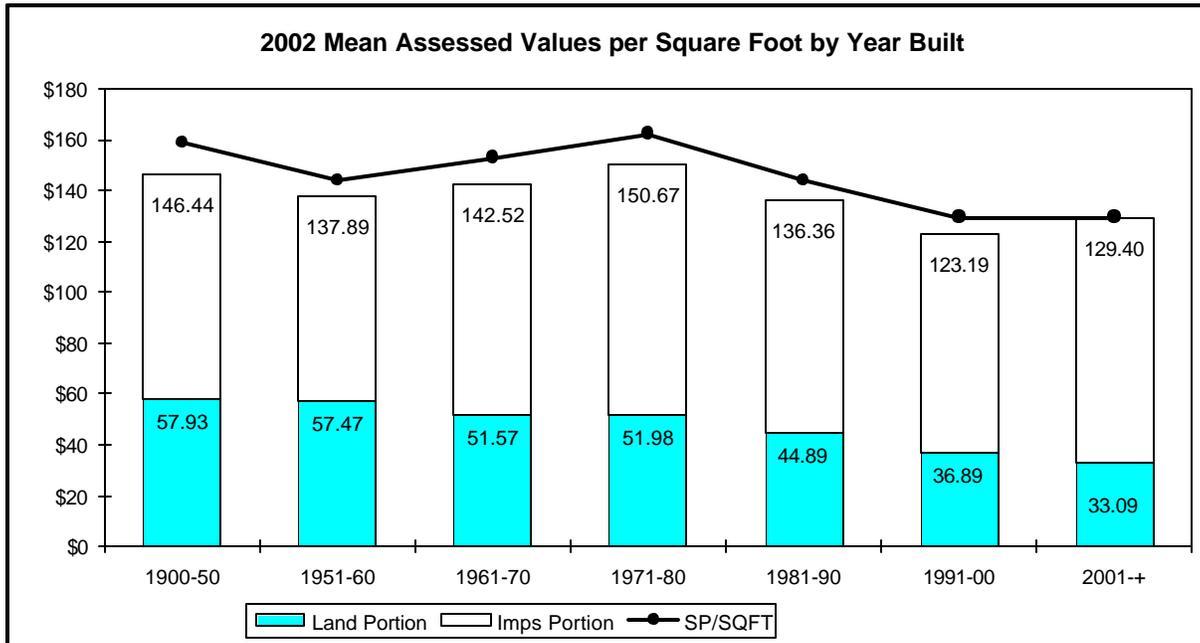
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	11	1.54%
6	38	5.32%
7	303	42.44%
8	265	37.11%
9	78	10.92%
10	19	2.66%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	714	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	134	2.13%
6	370	5.89%
7	3068	48.85%
8	2034	32.38%
9	615	9.79%
10	50	0.80%
11	6	0.10%
12	2	0.03%
13	2	0.03%
	6281	



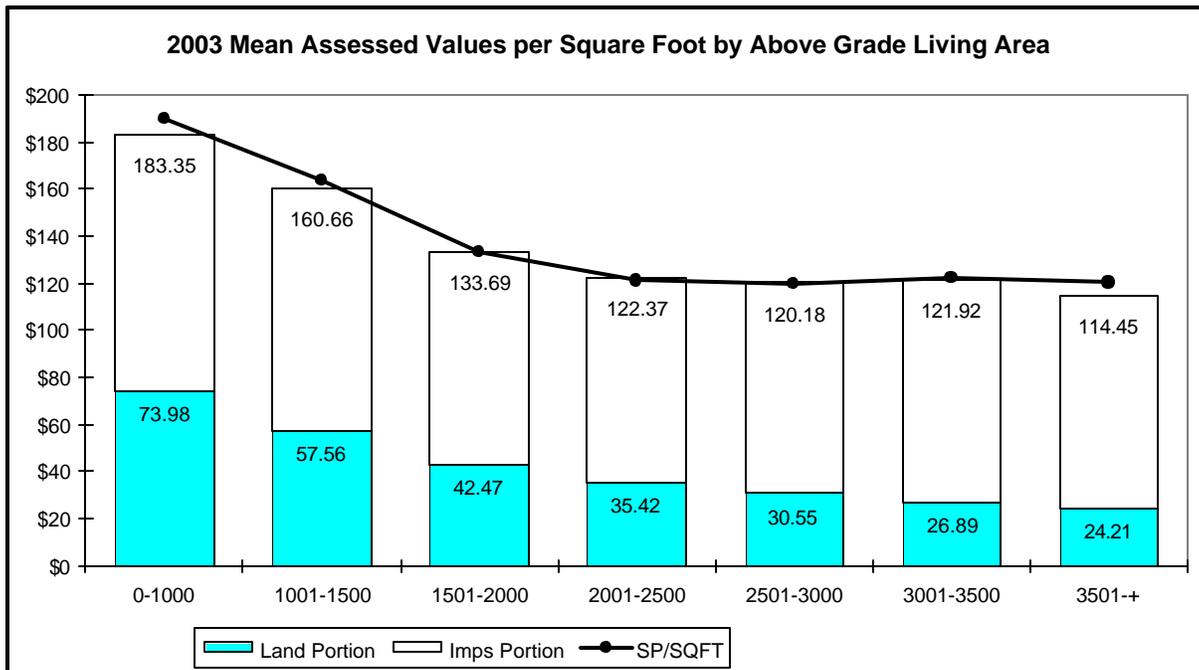
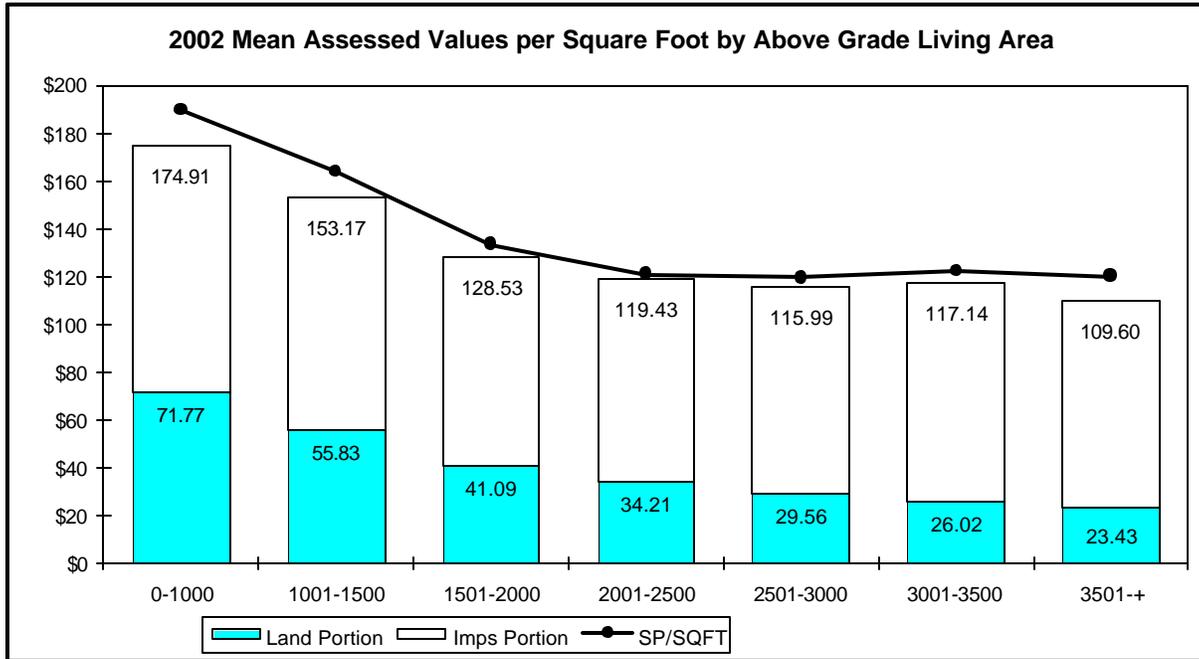
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2002 and 2003 Per Square Foot Values By Year Built or Year Renovated



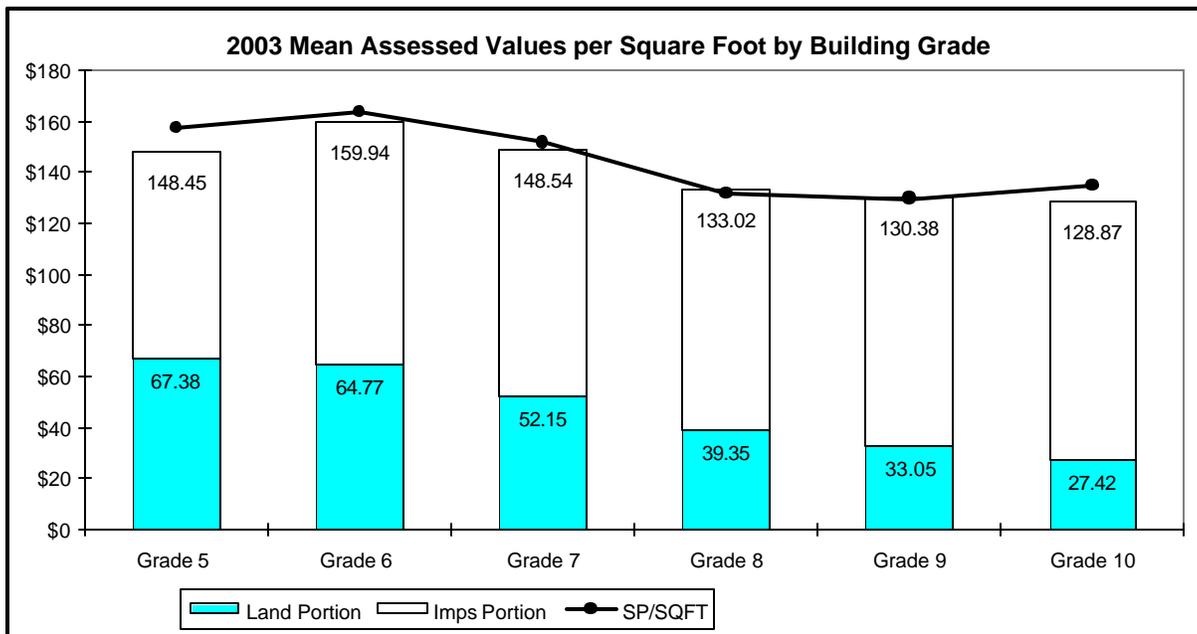
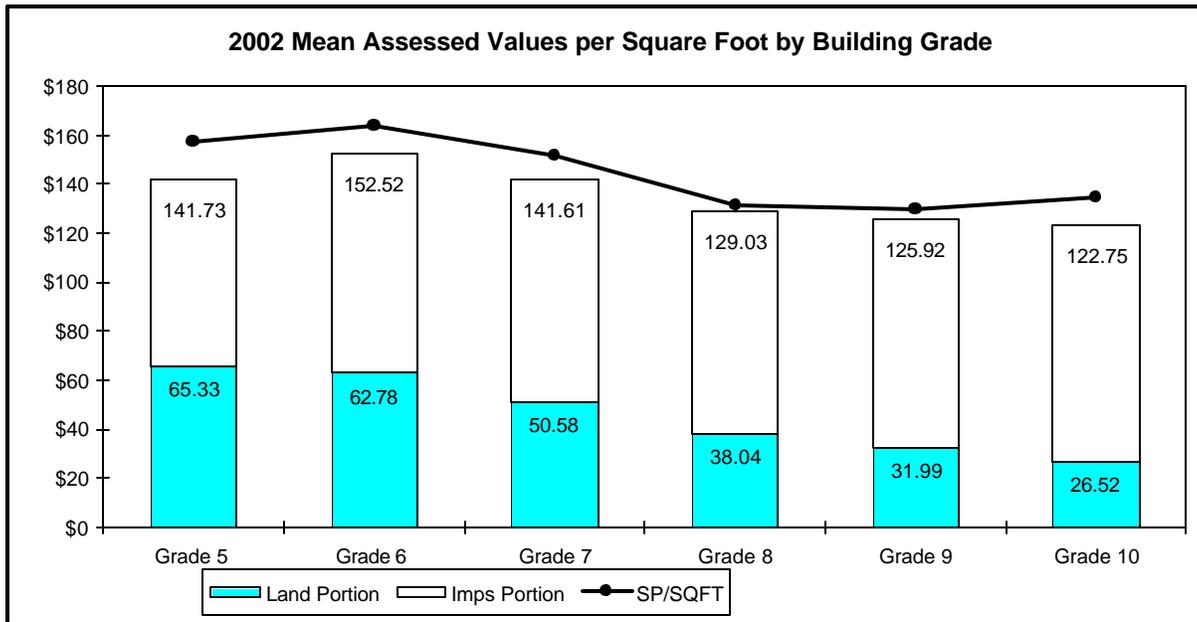
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2002 and 2003 Per Square Foot Values By Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2002 and 2003 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

A scarcity of vacant land sales (3 usable land sales) in area 59 made it problematic to develop adjustments to previous land value based on land sales alone. Based on available land sales, ratio of land allocation on improvement sales and overall factor, following land factor will be applied to all land:

$$2003 \text{ Land Value} = 2002 \text{ Land Value} / 0.961$$

or

$$2003 \text{ Land Value} = 2002 \text{ Land Value} * 1.04$$

Note: There would be no change if 2002 land value is less than or equal to \$10,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 714 usable residential sales in the Kent and Renton Suburbs.

Improved parcel Update (Continued)

The chosen adjustment model was developed using multiple regression. The 2002 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance building grade 9 homes built after 2000, homes built on Fairhaven Division 2 (plat 245996) had a higher average ratio (assessed value/sales price) than other improvements and formula adjusts these properties upward less than others thus improving equalization.

The derived adjustment formula is:

2003 Total Value = 2002 Total Value / {0.9410638 + (0.1445244 if plat 245996) + (0.04802708 if building grade 9 and year built or renovation after 2000)}

The resulting total value is rounded down to the next \$1,000, *then*:

2003 Improvements Value = 2003 Total Value minus 2003 Land Value

An explanatory adjustment table is included in this report on page 12.

Other: *If multiple houses exist on a parcel,

2003 Total Value = (2002 Land Value * 1.04) + (2002 Imps Value * 1.042)" with result rounded down to the next \$1,000.

then, 2003 Imps Value = 2003 Total Value – 2003 Land Value.

*If a house and mobile home exist, the formula derived from the house is used.

If “ accessory improvements only *”, then:

“2003 Total Value = (2002 Land Value * 1.04) + (2002 Imps Value * 1.042)” with result rounded down to the next \$1,000.

then, 2003 Imps Value = 2003 Total Value – 2003 Land Value.

**These may include parcels with houses that have no characteristics data in the Assessor’s database.*

If vacant parcels (no improvements value), only the land adjustment applies.

Land Values or Improvements Values of \$10,000 or less or “No Perc” (Sewer System=3,4) will be:

Previous land Value *1.0 Or Previous Improvement Value * 1.0.

Improved parcel Update (Continued)

If improvements “Building Grade 1-4”, they will be treated as accessories:

“2003 Total Value for Building Grade 1-4 = (2002 Land Value x 1.04) + (2002 Imps Value * 1.042)” with result rounded down to the next \$1,000

If improvements on “exception parcels” (poor condition or % net condition >0), then

“2003 Total Value = (2002 Land Value x 1.04) + (2002 Imps Value * 1.0)” with result rounded down to the next \$1,000

Mobile Home Update

There are 3 (useable) mobile homes in this area. Based on these sales and overall factor, following adjustment will be applied to all mobile homes:

2003 Total Value = New land Value + (2002 Imp. Value *1.042)

The resulting total value is rounded down to the next \$1,000.

Model Validation

Area-wide ratio Reports and several charts indicating, Before and After Adjustment, assessment levels are included in the body of this report. NCSS software provides a number of diagnostic tools. These tools help explain variable selection and model calibration and specification. These tools are useful in recognizing influential parcels. Further documentation concerning the annual update model while not contained within this report is available on request.

Area 59 Annual Update Model Adjustments

2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

5.1%

**Fairhaven Div 2 (Plat
245996)**

% Adjustment

Yes

-13.9%

**Year Built or renovation
after 2000 and Building
Grade 9**

% Adjustment

Yes

-5.1%

Comments and Examples:

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, homes built on Fairhaven Div #2 (Plat 245996). would receive 8.8% downward adjustment (5.1% Overall - 13.9% Plat 245996.). 44 homes out of 6281 homes would get this adjustment.

Homes built or renovated after 2000 and building grade 9 would receive no adjustment (5.1% Overall - 5.1% Year built or renovation after 2000 and grade 9). 24 homes out of 6281 homes would get this adjustment.

Approximately, 98.9% of the population in the area are adjusted by the overall alone. There are 6281 parcels with one improvement consisting of 1-3 living units.

Area 59 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
245996	Fairhaven Div 2	34	44	77.3%	SW 34-23-5	6	8	2002	SE 147th St. & 185th Pl

Area 59 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 99.5.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
5	11	0.908	0.952	4.8%	0.859	1.045
6	38	0.935	0.981	4.9%	0.947	1.015
7	303	0.936	0.982	4.9%	0.973	0.991
8	265	0.982	1.012	3.0%	1.004	1.019
9	78	0.972	1.005	3.4%	0.989	1.020
10	19	0.910	0.955	5.0%	0.928	0.982
Year Built	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1950	28	0.927	0.972	4.9%	0.923	1.021
1951-1960	52	0.958	1.005	4.9%	0.979	1.031
1961-1970	128	0.935	0.981	4.9%	0.967	0.994
1971-1980	64	0.929	0.975	4.9%	0.953	0.997
1981-1990	156	0.947	0.994	4.9%	0.983	1.005
1991-2000	133	0.956	1.003	4.9%	0.992	1.014
2001 - +	153	0.994	1.005	1.1%	0.996	1.015
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Fair	3	0.933	0.979	4.9%	0.677	1.281
Average	523	0.963	0.998	3.6%	0.992	1.003
Good	178	0.942	0.988	4.9%	0.974	1.002
Very Good	10	0.928	0.973	4.9%	0.917	1.029
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	350	0.939	0.985	4.9%	0.976	0.994
1.5	10	0.959	1.006	4.9%	0.922	1.090
2	353	0.972	1.003	3.2%	0.997	1.010
2.5	1	0.778	0.816	5.0%	N/A	N/A
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	677	0.957	0.994	3.8%	0.988	1.000
Y	37	0.972	1.018	4.8%	0.995	1.042

Area 59 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 99.5.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Year Built or Renovation 2001 + and Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
7	21	0.966	1.014	5.0%	0.997	1.031
8	92	1.023	1.019	-0.4%	1.006	1.032
9	22	0.998	0.998	0.0%	0.969	1.027
10	18	0.917	0.963	5.0%	0.937	0.989
Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0-1000	37	0.919	0.964	4.8%	0.928	0.999
1001-1500	241	0.936	0.982	4.9%	0.972	0.993
1501-2000	177	0.962	1.000	4.0%	0.990	1.010
2001-2500	134	0.986	1.010	2.4%	1.000	1.021
2501-3000	88	0.969	1.004	3.6%	0.989	1.020
3001-3500	28	0.957	0.996	4.1%	0.973	1.020
3501- +	9	0.909	0.949	4.4%	0.885	1.013
Plat 245996 (Fairhaven Division 2)	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	680	0.951	0.995	4.7%	0.989	1.001
Y	34	1.095	0.997	-8.9%	0.985	1.010
Sub Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	154	0.947	0.987	4.2%	0.975	1.000
2	278	0.951	0.996	4.7%	0.987	1.006
6	282	0.971	0.999	2.9%	0.991	1.007
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0-5000	100	0.998	1.020	2.2%	1.012	1.028
5001-7000	96	0.963	0.987	2.4%	0.973	1.000
7001-9000	223	0.951	0.993	4.4%	0.983	1.002
9001-11000	138	0.948	0.993	4.7%	0.980	1.005
11001-13000	63	0.944	0.989	4.8%	0.965	1.013
13001-16000	27	0.913	0.958	4.9%	0.930	0.986
16001-20000	21	0.970	1.017	4.9%	0.971	1.064
20001-30000	21	0.973	1.021	4.9%	0.975	1.067
30001 - +	25	0.937	0.984	5.0%	0.942	1.026

Annual Update Ratio Study Report (Before)

2002 Assessments

District/Team: SE/ Team 3	Lien Date: 01/01/2002	Date of Report: 7/23/2003	Sales Dates: 1/2001 - 12/2002
Area Kent and Renton Suburbs	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	714
Mean Assessed Value	238,000
Mean Sales Price	248,500
Standard Deviation AV	62.819
Standard Deviation SP	64.578

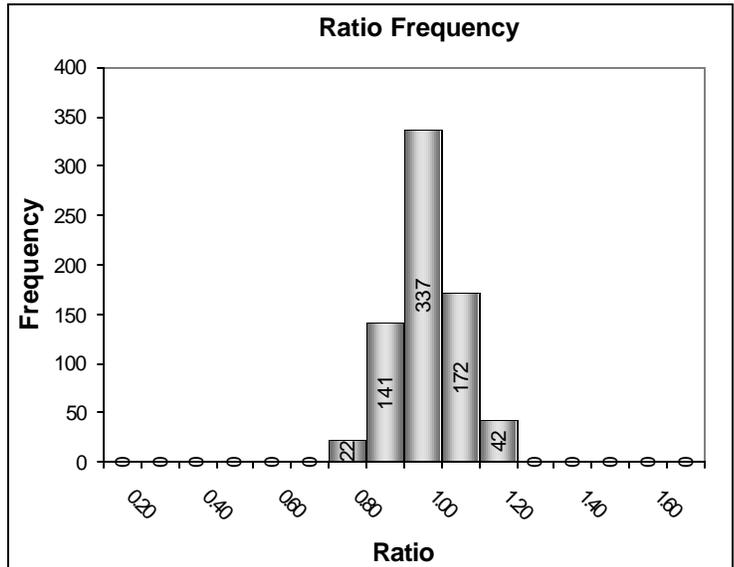
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.959
Median Ratio	0.957
Weighted Mean Ratio	0.958

UNIFORMITY	
Lowest ratio	0.744
Highest ratio:	1.152
Coefficient of Dispersion	6.62%
Standard Deviation	0.080
Coefficient of Variation	8.32%
Price Related Differential (PRD)	1.002

RELIABILITY	
95% Confidence: Median	
Lower limit	0.950
Upper limit	0.965
95% Confidence: Mean	
Lower limit	0.953
Upper limit	0.965

SAMPLE SIZE EVALUATION	
N (population size)	6281
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.080
Recommended minimum:	10
Actual sample size:	714
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	363
# ratios above mean:	351
z:	0.449
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

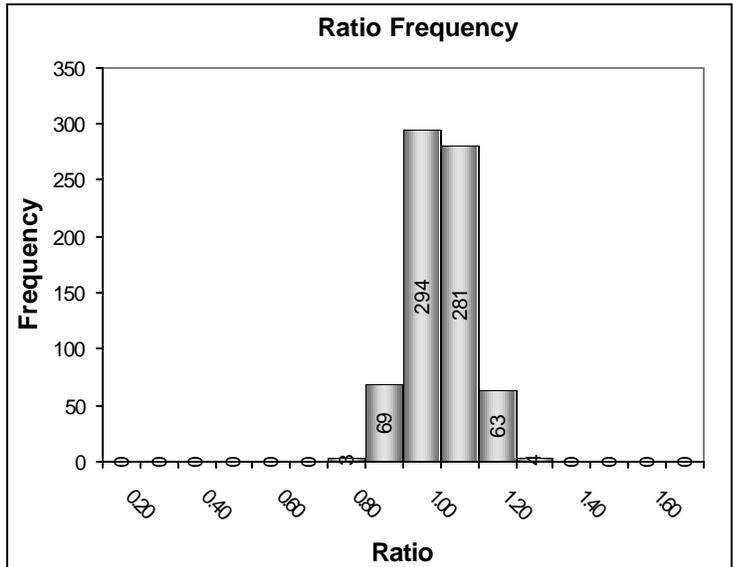
1 to 3 Unit Residences throughout area 59.

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: SE/ Team 3	Lien Date: 01/01/2003	Date of Report: 7/23/2003	Sales Dates: 1/2001 - 12/2002
Area Kent and Renton Suburbs	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
<i>Sample size (n)</i>	714
<i>Mean Assessed Value</i>	247,300
<i>Mean Sales Price</i>	248,500
<i>Standard Deviation AV</i>	63.806
<i>Standard Deviation SP</i>	64.578
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.998
<i>Median Ratio</i>	1.000
<i>Weighted Mean Ratio</i>	0.995
UNIFORMITY	
<i>Lowest ratio</i>	0.780
<i>Highest ratio:</i>	1.207
<i>Coefficient of Dispersion</i>	6.02%
<i>Standard Deviation</i>	0.077
<i>Coefficient of Variation</i>	7.70%
<i>Price Related Differential (PRD)</i>	1.003
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.992
<i>Upper limit</i>	1.005
95% Confidence: Mean	
<i>Lower limit</i>	0.992
<i>Upper limit</i>	1.003
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	6281
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.077
Recommended minimum:	9
<i>Actual sample size:</i>	714
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	353
<i># ratios above mean:</i>	361
<i>z:</i>	0.299
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 59.

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	334040	1250	10/11/02	\$ 165,000	740	0	5	1934	4	14700	N	N	1517 DAVIS AV S
1	322305	9111	09/20/02	\$ 135,500	870	350	5	1924	4	12544	N	N	18603 108TH AV SE
1	722200	0318	09/18/01	\$ 147,000	870	0	5	1956	5	8260	N	N	1517 MORRIS AV S
1	008700	0165	04/16/02	\$ 145,000	920	0	5	1947	4	9133	N	N	16625 106TH AV SE
1	334040	1415	11/19/02	\$ 154,950	960	0	5	1985	4	7405	N	N	1506 DAVIS AV S
1	722200	0203	09/24/01	\$ 206,000	1280	240	5	1910	5	7280	N	N	1901 TALBOT RD S
1	722200	0350	11/21/02	\$ 185,000	790	0	6	1954	4	11880	N	N	1824 SHATTUCK AV S
1	723160	0280	06/14/01	\$ 167,500	800	0	6	1940	4	4000	N	N	1405 MORRIS AV S
1	334040	1170	06/14/01	\$ 154,000	810	240	6	1959	4	11570	Y	N	1521 LAKE AV S
1	008700	0133	03/17/02	\$ 145,000	850	0	6	1948	4	17935	N	N	17003 105TH AV SE
1	722200	0095	08/20/02	\$ 200,000	870	0	6	1930	3	32550	N	N	2214 SMITHERS AV S
1	008700	0227	06/12/02	\$ 174,901	990	0	6	1962	3	7800	N	N	16607 BENSON RD S
1	008700	0228	08/15/01	\$ 168,000	990	0	6	1962	3	13350	N	N	16609 BENSON RD S
1	723160	0070	12/30/02	\$ 215,000	990	410	6	1999	4	4000	N	N	408 S 15TH ST
1	008700	0009	07/02/02	\$ 200,500	1010	0	6	1985	4	45079	N	N	10416 SE 166TH ST
1	723160	0420	01/14/02	\$ 192,000	1010	0	6	1937	3	6000	N	N	606 S 15TH ST
1	722200	0101	05/17/01	\$ 178,500	1230	440	6	1937	4	9425	N	N	2208 SMITHERS AV S
1	722928	0100	06/14/01	\$ 192,500	1340	0	6	1913	4	16829	N	N	2212 TALBOT RD S
1	334040	1265	04/25/02	\$ 193,698	1410	0	6	1936	4	14700	N	N	1603 DAVIS AV S
1	722200	0280	10/22/01	\$ 198,500	1600	0	6	1908	5	8164	N	N	513 S 15TH ST
1	008700	0010	10/03/02	\$ 180,000	1720	0	6	1946	5	28842	N	N	16435 BENSON RD S
1	889870	0770	11/02/02	\$ 210,000	990	310	7	1981	3	8400	N	N	1126 S 22ND CT
1	722200	0332	02/05/02	\$ 171,000	1040	0	7	1957	4	11880	N	N	1706 SHATTUCK AV S
1	889870	0700	09/27/02	\$ 219,000	1040	280	7	1981	3	7350	N	N	2116 WELLS CT S
1	889870	0830	04/22/02	\$ 211,500	1040	280	7	1981	3	8000	N	N	1007 S 22ND CT
1	889921	0790	03/25/02	\$ 202,000	1060	360	7	1981	4	8160	N	N	500 S 27TH PL
1	334040	1130	05/02/01	\$ 200,000	1110	550	7	1978	4	19780	N	N	1737 LAKE AV S
1	855860	0215	10/15/02	\$ 215,000	1130	430	7	1976	4	9600	N	N	615 S 38TH CT
1	889900	0020	02/15/02	\$ 225,000	1180	400	7	1968	4	8050	N	N	403 S 26TH ST

**Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	723160	0085	01/23/02	\$ 246,000	1190	600	7	1936	5	8000	N	N	420 S 15TH ST
1	889870	0110	12/17/01	\$ 226,500	1190	0	7	1987	3	11050	N	N	2815 MILL AV S
1	889870	0600	12/15/01	\$ 215,000	1190	420	7	1987	3	9280	N	N	901 S 23RD ST
1	895650	0140	07/16/02	\$ 220,750	1220	360	7	1993	3	8415	N	N	10615 SE 187TH ST
1	889870	0910	07/18/01	\$ 221,000	1240	290	7	1983	3	8364	N	N	1112 S 23RD ST
1	889920	0150	09/20/01	\$ 200,000	1240	500	7	1975	4	7500	N	N	1007 S 31ST CT
1	889921	0030	01/19/01	\$ 201,000	1260	0	7	1983	3	9525	Y	N	2715 WHITWORTH AV S
1	889870	0540	01/31/02	\$ 190,000	1270	0	7	1984	3	12800	N	N	2813 MAIN CT S
1	889900	0130	06/03/02	\$ 219,500	1270	0	7	1968	4	7600	N	N	2708 MORRIS AV S
1	322305	9214	06/18/02	\$ 223,000	1300	0	7	1961	4	12632	N	N	18615 102ND AV SE
1	855860	0090	11/12/02	\$ 224,900	1300	400	7	1976	3	7825	N	N	3508 MORRIS AV S
1	334040	1310	12/04/02	\$ 222,000	1340	0	7	1956	4	14700	N	N	1805 DAVIS AV S
1	889870	1320	11/01/02	\$ 239,950	1370	480	7	1986	3	7560	Y	N	2620 CEDAR AV S
1	889920	0490	12/17/01	\$ 215,000	1370	570	7	1974	4	12650	N	N	936 S 29TH CT
1	889870	0300	04/20/01	\$ 219,950	1380	780	7	1984	3	8690	N	N	2514 MILL AV S
1	889921	0390	08/26/02	\$ 248,000	1380	540	7	1983	3	12282	N	N	808 S 31ST ST
1	889920	0040	06/21/02	\$ 220,000	1390	340	7	1974	3	7600	N	N	2829 MORRIS AV S
1	889870	0580	09/26/02	\$ 198,000	1400	0	7	1983	3	7140	N	N	1011 S 23RD ST
1	334040	1365	07/09/01	\$ 172,000	1420	0	7	1956	4	14700	N	N	1704 LAKE AV S
1	855860	0145	06/11/02	\$ 272,000	1430	0	7	1977	4	8700	N	N	3709 MORRIS AV S
1	808335	0020	07/26/01	\$ 194,000	1440	0	7	1996	3	2700	N	N	407 S 51ST CT
1	808335	0080	03/28/02	\$ 184,900	1440	0	7	1995	3	2895	N	N	449 S 51ST CT
1	808335	0110	06/06/01	\$ 187,000	1440	0	7	1996	3	3898	N	N	507 S 51ST CT
1	808335	0140	08/27/01	\$ 190,000	1440	0	7	1996	3	3745	N	N	529 S 51ST CT
1	808335	0170	06/14/02	\$ 193,000	1440	0	7	1996	3	3316	N	N	549 S 51ST CT
1	889920	0180	08/22/02	\$ 237,000	1470	620	7	1974	4	8400	N	N	1025 S 31ST CT
1	895650	0060	05/15/02	\$ 252,900	1480	0	7	1993	3	7733	N	N	18609 106TH PL SE
1	855860	0200	10/23/02	\$ 217,000	1490	310	7	1973	4	19504	N	N	521 S 38TH CT
1	855860	0115	03/11/02	\$ 229,950	1630	820	7	1963	4	8308	N	N	3612 MORRIS AV S
1	889921	0450	12/03/02	\$ 231,000	1650	0	7	1983	3	12463	N	N	3001 SMITHERS CT S
1	808335	0160	03/06/02	\$ 199,500	1660	0	7	1996	3	2674	N	N	541 S 51ST CT

**Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	808335	0210	05/07/01	\$ 196,500	1660	0	7	1996	3	2712	N	N	562 S 51ST CT
1	008700	0214	12/24/01	\$ 223,000	1670	0	7	1991	3	15503	N	N	10526 SE 172ND ST
1	722200	0327	12/24/02	\$ 212,000	1680	0	7	1956	4	11880	N	N	1625 MORRIS AV S
1	322305	9231	07/22/02	\$ 242,000	1790	0	7	1983	3	14239	N	N	18850 103RD CT SE
1	895650	0010	03/18/02	\$ 255,000	1790	0	7	1992	3	8355	N	N	10614 SE 186TH ST
1	507000	0100	08/24/01	\$ 204,289	1820	0	7	1962	4	8585	N	N	3504 SHATTUCK AV S
1	889870	0960	04/15/02	\$ 248,500	1820	0	7	1983	3	8085	N	N	1142 S 23RD ST
1	722928	0070	04/26/01	\$ 260,000	1840	0	7	1998	3	80910	N	N	2209 MORRIS AV S
1	722200	0206	10/29/02	\$ 244,500	1890	0	7	2001	3	6207	N	N	520 S 19TH ST
1	302305	9055	05/29/02	\$ 219,150	1960	0	7	1957	4	12196	N	N	411 S 36TH ST
1	722200	0307	06/13/02	\$ 255,000	1990	0	7	1997	3	5868	N	N	1504 SHATTUCK AV S
1	008700	0226	07/27/01	\$ 270,000	2050	0	7	1947	4	26000	N	N	16605 BENSON RD S
1	322305	9167	12/04/02	\$ 260,000	2870	0	7	1953	5	8036	N	N	18613 108TH AV SE
1	886050	0080	05/30/01	\$ 247,900	1180	710	8	2001	3	6589	Y	N	206 S 20TH PL
1	886050	0090	05/14/01	\$ 249,900	1180	710	8	2001	3	7484	Y	N	200 S 20TH PL
1	855700	0120	04/24/02	\$ 255,000	1230	480	8	1975	4	9471	N	N	2528 TALBOT CREST DR S
1	948574	0230	12/03/01	\$ 267,000	1394	729	8	1998	3	5072	N	N	3112 MAIN AV S
1	948574	0370	09/18/01	\$ 274,950	1430	1000	8	2001	3	5854	N	N	1101 S 35TH ST
1	889921	0610	09/11/02	\$ 218,000	1480	500	8	1980	4	11009	N	N	621 S 29TH PL
1	722200	0313	07/24/01	\$ 269,950	1500	810	8	2001	3	8140	N	N	1511 MORRIS AV S
1	889921	0060	05/23/02	\$ 232,900	1520	460	8	1979	4	9047	N	N	2813 WHITWORTH AV S
1	886050	0160	07/11/01	\$ 270,000	1600	620	8	2001	3	12256	N	N	303 S 21ST ST
1	886050	0170	08/31/01	\$ 279,900	1610	0	8	2000	3	4513	N	N	307 S 21ST ST
1	302305	9044	11/07/02	\$ 224,950	1680	0	8	1955	4	16800	N	N	3623 TALBOT RD S
1	948575	0490	06/21/01	\$ 234,500	1690	0	8	1989	3	6281	N	N	637 S 32ND PL
1	855700	0050	08/29/01	\$ 250,000	1700	520	8	1975	4	8880	N	N	2408 TALBOT CREST DR S
1	264140	0250	07/11/02	\$ 248,000	1710	0	8	1995	3	5468	N	N	10407 SE 187TH CT
1	264140	0450	10/23/02	\$ 262,000	1710	0	8	1995	3	11723	N	N	10339 SE 187TH PL
1	948574	0030	03/12/02	\$ 249,950	1720	0	8	1998	3	5209	N	N	1226 S 35TH ST
1	948576	0330	06/17/02	\$ 244,900	1740	0	8	1990	3	5366	N	N	930 S 32ND ST
1	855700	0200	04/12/01	\$ 320,000	1770	910	8	1991	3	11256	N	N	2401 TALBOT CREST DR S

**Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	889870	1120	12/04/01	\$ 317,500	1780	1500	8	1984	3	7500	Y	N	2907 CEDAR AV S
1	264140	0140	02/26/02	\$ 253,000	1800	0	8	1995	3	9123	N	N	10428 SE 186TH PL
1	264140	0590	03/29/01	\$ 245,000	1800	0	8	1995	3	6554	N	N	18607 104TH PL SE
1	948576	0250	09/04/01	\$ 242,000	1820	0	8	1990	3	5578	N	N	914 SE 168TH CT
1	177830	0010	02/17/02	\$ 238,950	1830	0	8	1994	3	8879	N	N	18907 104TH PL SE
1	948575	0340	01/11/01	\$ 232,900	1830	0	8	1989	3	4500	N	N	648 S 32ND PL
1	889921	0590	09/12/02	\$ 249,000	1850	0	8	1980	4	8118	N	N	609 S 29TH PL
1	334040	1520	07/29/02	\$ 285,000	1860	760	8	1978	3	14464	N	N	301 S 14TH ST
1	886050	0100	12/12/01	\$ 287,900	1860	420	8	1998	3	6113	Y	N	2005 DAVIS AV S
1	322305	9342	05/25/01	\$ 257,500	1880	0	8	1991	3	9499	N	N	10117 SE 188TH ST
1	264140	0210	05/29/02	\$ 259,950	1940	0	8	1995	3	6777	N	N	10408 SE 187TH CT
1	948576	0130	07/17/01	\$ 242,500	1960	0	8	1990	3	4500	N	N	3142 WELLS AV S
1	948574	0400	09/19/02	\$ 266,000	1970	0	8	1999	3	5013	N	N	1119 S 35TH ST
1	177830	0030	04/15/02	\$ 247,500	1980	0	8	1993	3	7309	N	N	18829 104TH PL SE
1	948575	0530	03/28/01	\$ 236,900	1980	0	8	1989	3	4603	N	N	3117 SMITHERS AV S
1	177830	0170	08/28/02	\$ 275,000	2000	0	8	1995	3	7931	N	N	10410 SE 189TH CT
1	264140	0190	04/06/01	\$ 264,950	2030	0	8	1995	3	7334	N	N	10401 SE 186TH PL
1	948575	0420	11/04/02	\$ 245,000	2100	0	8	1989	3	4838	N	N	600 S 32ND PL
1	886050	0140	02/28/02	\$ 299,900	2100	620	8	2000	3	6282	Y	N	2101 DAVIS AV S
1	177830	0230	08/13/01	\$ 265,000	2110	0	8	1993	3	8063	N	N	18908 104TH PL SE
1	322305	9341	11/08/01	\$ 264,350	2130	0	8	1991	3	7232	N	N	10127 SE 188TH ST
1	947600	0110	06/12/02	\$ 287,000	2140	0	8	1996	3	10467	N	N	10334 SE 185TH PL
1	947600	0160	04/09/02	\$ 289,950	2140	0	8	1995	3	7845	N	N	10232 SE 185TH PL
1	214127	0130	12/17/02	\$ 272,500	2180	0	8	1989	3	7293	N	N	19002 104TH PL SE
1	662430	0040	03/29/02	\$ 277,000	2220	0	8	1990	3	10192	N	N	10308 SE 190TH PL
1	948575	0090	08/27/01	\$ 266,000	2230	0	8	1989	3	4362	N	N	719 S 32ND ST
1	948575	0380	06/21/01	\$ 245,500	2230	0	8	1989	3	5000	N	N	624 S 32ND PL
1	886050	0240	11/13/02	\$ 346,000	2230	0	8	2001	3	7486	N	N	329 S 21ST ST
1	948575	0200	04/22/02	\$ 258,500	2240	0	8	1989	3	5664	N	N	706 S 32ND ST
1	886050	0280	01/17/01	\$ 289,000	2240	0	8	2000	3	4732	Y	N	310 S 21ST ST
1	889921	0670	12/20/02	\$ 232,690	2250	0	8	1981	4	9682	N	N	2812 WHITWORTH AV S

**Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	948576	0290	05/28/02	\$ 269,000	2260	0	8	1990	3	5500	N	N	909 SE 168TH CT
1	214127	0180	08/29/01	\$ 269,000	2280	0	8	1989	3	7325	N	N	19025 104TH PL SE
1	886050	0320	07/30/01	\$ 287,900	2290	0	8	2000	3	4502	Y	N	315 S 20TH PL
1	886050	0230	02/14/01	\$ 292,000	2330	0	8	2001	3	6244	Y	N	335 S 21ST ST
1	264140	0530	12/07/01	\$ 266,950	2340	0	8	1995	3	6460	N	N	10376 SE 187TH PL
1	264140	0160	12/30/02	\$ 258,500	2380	0	8	1995	3	7850	N	N	10417 SE 186TH PL
1	264140	0080	02/18/02	\$ 277,000	2390	0	8	1995	3	9315	N	N	10314 SE 186TH ST
1	886050	0330	06/24/02	\$ 288,000	2420	0	8	1999	3	4502	Y	N	321 S 20TH PL
1	947600	0130	09/25/02	\$ 317,500	2455	0	8	1996	3	9738	N	N	10326 SE 185TH PL
1	886050	0250	07/20/01	\$ 309,000	2500	0	8	2001	3	5274	N	N	328 S 21ST ST
1	947600	0150	02/21/02	\$ 277,500	2570	0	8	1995	3	8036	N	N	10310 SE 185TH PL
1	292305	9185	05/03/01	\$ 288,200	2830	0	8	1999	3	5991	N	N	3301 WELLS AV S
1	948574	0170	04/05/01	\$ 280,000	2850	0	8	1999	3	5665	N	N	3310 MAIN AV S
1	948574	0220	12/17/01	\$ 309,500	2874	337	8	1998	3	6134	N	N	3118 MAIN AV S
1	889870	1410	11/09/01	\$ 300,000	1750	920	9	1985	3	7650	Y	N	2822 CEDAR AV S
1	855920	0030	12/24/01	\$ 350,000	2570	0	9	2001	3	4751	N	N	723 S 47TH ST
1	855920	0090	06/07/02	\$ 358,000	2570	0	9	2002	3	4526	N	N	4711 SMITHERS AV S
1	855920	0010	01/25/02	\$ 338,990	2590	0	9	2001	3	4885	N	N	735 S 47TH ST
1	855920	0110	10/29/02	\$ 373,895	2590	0	9	2002	3	7122	N	N	4701 SMITHERS AV S
1	855920	0170	08/21/01	\$ 374,900	2610	0	9	2000	3	4620	Y	N	730 S 47TH ST
1	855920	0040	07/18/01	\$ 370,000	2750	0	9	2001	3	6340	N	N	4712 SMITHERS AV S
1	855920	0060	04/04/02	\$ 369,070	2750	0	9	2001	3	7400	N	N	4720 SMITHERS AV S
1	855920	0070	02/04/02	\$ 369,075	2750	0	9	2001	3	7574	N	N	739 S 47TH ST
1	855920	0130	01/10/02	\$ 397,605	2800	0	9	2001	3	5822	N	N	706 S 47TH ST
1	855920	0120	12/19/01	\$ 399,910	2810	0	9	2001	3	5822	N	N	700 S 47TH ST
1	855920	0150	06/21/01	\$ 392,425	2810	0	9	2000	3	5223	Y	N	718 S 47TH ST
1	855920	0180	04/08/02	\$ 393,755	2810	0	9	2001	3	4540	Y	N	736 S 47TH ST
1	855920	0020	05/15/02	\$ 387,305	3140	0	9	2001	3	4818	N	N	729 S 47TH ST
1	855920	0140	04/12/02	\$ 426,610	3140	0	9	2001	3	6255	N	N	712 S 47TH ST
1	855920	0160	06/29/01	\$ 437,620	3160	0	9	2000	3	4702	Y	N	724 S 47TH ST
1	855920	0050	02/13/02	\$ 391,745	3180	0	9	2001	3	4501	N	N	4714 SMITHERS AV S

**Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	855920	0100	06/25/02	\$ 419,405	3180	0	9	2002	3	4944	N	N	4707 SMITHERS AV S
2	082205	9270	02/11/02	\$ 195,000	890	820	5	1937	4	17005	N	N	21109 108TH AV SE
2	062205	9138	09/19/02	\$ 202,000	2960	0	5	1924	3	17340	N	N	9227 S 202ND ST
2	052205	9118	05/23/01	\$ 165,000	820	0	6	1954	4	26730	N	N	19247 106TH AV SE
2	052205	9119	12/23/02	\$ 138,000	896	0	6	1951	4	17925	N	N	20235 108TH AV SE
2	374950	0020	06/26/01	\$ 152,500	910	0	6	1965	3	8778	N	N	20705 104TH PL SE
2	082205	9071	04/27/01	\$ 238,000	1060	0	6	1948	2	60112	N	N	10243 SE 208TH ST
2	572850	0050	10/11/02	\$ 177,000	1090	0	6	1982	4	12825	N	N	19801 106TH AV SE
2	172205	9101	06/19/01	\$ 159,000	1230	0	6	1957	4	10454	N	N	23012 100TH AV SE
2	182205	9167	06/28/01	\$ 178,500	1350	0	6	1958	4	9600	N	N	22835 96TH AV S
2	052205	9296	03/27/02	\$ 305,500	1500	0	6	1940	3	54178	N	N	10112 SE 200TH ST
2	327698	0130	01/31/02	\$ 167,000	1580	0	6	1926	3	29336	N	N	22821 104TH AV SE
2	052205	9208	07/09/01	\$ 184,900	1930	0	6	1909	5	9800	N	N	19828 104TH AV SE
2	172205	9103	01/24/02	\$ 237,500	2120	0	6	1963	4	30056	N	N	10047 SE 224TH ST
2	865400	0030	06/07/01	\$ 192,500	910	480	7	1984	4	7211	N	N	20415 104TH AV SE
2	803565	0010	06/24/02	\$ 168,500	940	0	7	1968	3	14033	N	N	21214 104TH AV SE
2	072205	9071	06/21/01	\$ 186,001	980	0	7	1961	3	14810	N	N	9514 S 218TH ST
2	295300	0310	05/17/01	\$ 157,000	980	0	7	1969	4	9682	N	N	20870 100TH AV SE
2	109150	0220	08/27/01	\$ 195,000	1010	0	7	1984	3	8630	N	N	10320 SE 228TH ST
2	374950	0120	05/23/02	\$ 171,500	1010	0	7	1968	4	9274	N	N	20723 105TH PL SE
2	813800	0040	12/13/02	\$ 168,000	1010	0	7	1967	4	12300	N	N	10208 SE 205TH ST
2	052205	9206	05/07/02	\$ 176,250	1050	0	7	1964	4	10500	N	N	19836 104TH AV SE
2	880240	0418	05/21/01	\$ 171,000	1050	0	7	1959	4	8498	N	N	22029 103RD PL SE
2	880240	0420	12/13/01	\$ 141,000	1050	0	7	1959	4	8498	N	N	22012 103RD PL SE
2	932060	0370	12/16/02	\$ 205,200	1050	1050	7	1963	4	10424	N	N	9802 S 210TH PL
2	932070	0490	08/20/01	\$ 177,900	1050	0	7	1965	4	10207	N	N	9805 S 213TH PL
2	295300	0260	02/13/02	\$ 187,000	1060	720	7	1967	3	9605	N	N	21036 100TH AV SE
2	295300	0270	10/02/01	\$ 175,100	1060	520	7	1968	4	9215	N	N	21030 100TH AV SE
2	865400	0040	04/23/01	\$ 165,000	1060	0	7	1984	3	7216	N	N	20423 104TH AV SE
2	932060	0580	04/22/02	\$ 180,000	1060	0	7	1963	3	8676	N	N	9823 S 213TH PL
2	793100	0096	09/11/02	\$ 170,000	1070	0	7	1964	3	10500	N	N	19836 98TH AV S

**Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	178910	0040	02/22/01	\$ 162,500	1080	0	7	1959	3	10413	N	N	19235 107TH AV SE
2	526700	0030	12/13/02	\$ 198,750	1080	0	7	1968	4	10205	N	N	21428 98TH AV S
2	526700	0080	12/17/02	\$ 190,000	1080	0	7	1967	4	10283	N	N	21312 98TH AV S
2	932070	0250	05/15/02	\$ 208,000	1080	840	7	1967	4	12969	N	N	21328 96TH AV S
2	932070	0360	02/22/01	\$ 189,500	1080	1080	7	1966	4	9600	N	N	9615 S 216TH ST
2	072205	9052	07/03/02	\$ 165,000	1090	0	7	1960	2	12302	N	N	21441 100TH AV SE
2	932070	0340	03/14/02	\$ 205,000	1100	970	7	1969	3	15744	N	N	9601 S 216TH ST
2	932080	0040	04/24/01	\$ 193,950	1100	1100	7	1966	4	10154	N	N	21303 96TH AV S
2	011070	0030	05/25/01	\$ 200,000	1120	290	7	1984	3	10137	N	N	10015 SE 203RD ST
2	865400	0130	03/06/01	\$ 195,500	1130	260	7	1983	3	7918	N	N	20450 104TH AV SE
2	379770	0080	07/09/02	\$ 214,950	1140	280	7	1989	3	6190	N	N	20443 105TH PL SE
2	388310	0060	12/10/01	\$ 176,000	1140	0	7	1983	3	9386	N	N	10529 SE 206TH PL
2	388310	0080	04/24/01	\$ 169,000	1140	0	7	1983	3	9416	N	N	10530 SE 206TH PL
2	932060	0110	09/09/02	\$ 184,000	1140	0	7	1964	4	9690	N	N	9812 S 212TH ST
2	011070	0140	11/13/02	\$ 230,000	1150	380	7	1983	3	9617	N	N	20122 100TH AV SE
2	182205	9044	08/27/02	\$ 175,000	1150	1050	7	1959	4	11700	Y	N	23444 94TH AV S
2	206850	0130	02/05/01	\$ 177,000	1170	0	7	1963	4	9817	N	N	19624 105TH AV SE
2	379770	0110	06/25/01	\$ 202,000	1170	240	7	1989	3	6504	N	N	20454 105TH PL SE
2	082205	9291	03/29/02	\$ 220,000	1180	790	7	1982	4	34579	N	N	10507 SE 213TH ST
2	932060	0470	04/25/01	\$ 167,375	1180	0	7	1964	3	9660	N	N	9711 S 212TH ST
2	932060	0050	02/26/01	\$ 154,000	1190	0	7	1961	3	8400	N	N	21037 99TH AV S
2	932060	0540	02/22/02	\$ 183,000	1200	0	7	1962	4	9448	N	N	9831 S 212TH ST
2	932070	0200	01/09/01	\$ 183,000	1200	510	7	1976	4	9709	N	N	9543 S 213TH ST
2	932080	0030	11/28/01	\$ 198,000	1200	1000	7	1967	3	9600	N	N	9635 S 213TH ST
2	182205	9294	11/04/02	\$ 229,950	1210	850	7	1968	4	12000	N	N	23405 94TH AV S
2	155700	0250	03/07/02	\$ 191,000	1220	240	7	1962	4	9477	N	N	20059 103RD PL SE
2	388310	0200	06/28/02	\$ 213,000	1220	390	7	1984	3	7909	N	N	10410 SE 206TH PL
2	379770	0060	11/26/01	\$ 198,500	1230	340	7	1989	3	8924	N	N	20431 105TH PL SE
2	932060	0080	11/12/01	\$ 220,000	1240	680	7	1961	4	8400	N	N	21063 99TH AV S
2	505480	0070	12/26/02	\$ 199,500	1250	1250	7	1964	3	12788	Y	N	19908 97TH AV S
2	526700	0250	08/14/02	\$ 195,000	1250	620	7	1963	4	10251	N	N	21411 100TH AV SE

**Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	932070	0620	03/20/02	\$ 189,900	1250	0	7	1966	4	9792	N	N	9625 S 214TH ST
2	885830	0140	05/21/01	\$ 187,950	1260	0	7	1966	4	9975	Y	N	9512 S 207TH PL
2	526700	0040	06/07/02	\$ 199,500	1270	650	7	1968	4	10205	N	N	21420 98TH AV S
2	052205	9356	04/25/01	\$ 220,950	1270	860	7	2001	3	8318	N	N	20040 104TH PL SE
2	638655	0120	02/18/02	\$ 224,000	1280	360	7	1989	3	9660	N	N	21361 103RD PL SE
2	794100	0320	10/29/01	\$ 174,000	1280	0	7	1962	3	13572	N	N	9400 S 200TH ST
2	109150	0010	06/25/02	\$ 215,450	1300	330	7	1985	3	8000	N	N	10003 SE 229TH PL
2	379770	0190	11/01/01	\$ 228,000	1300	360	7	1989	3	7000	N	N	20412 105TH PL SE
2	932060	0290	05/16/02	\$ 181,000	1300	0	7	1962	4	9600	N	N	21012 97TH PL S
2	172205	9273	02/23/01	\$ 189,500	1320	590	7	1959	4	22021	N	N	23224 100TH AV SE
2	295300	0130	07/19/02	\$ 184,900	1320	0	7	1967	4	9740	N	N	20835 101ST AV SE
2	525200	0150	08/15/01	\$ 214,000	1320	700	7	1963	4	10800	N	N	20601 101ST AV SE
2	570230	0080	06/14/02	\$ 237,000	1330	530	7	1969	4	22260	N	N	21925 105TH AV SE
2	889500	0060	02/12/01	\$ 207,000	1330	650	7	1968	4	10960	N	N	21612 99TH AV S
2	182205	9262	12/17/02	\$ 172,000	1340	0	7	1958	3	15868	N	N	23005 100TH AV SE
2	241650	0010	02/23/01	\$ 224,800	1340	730	7	1988	3	13829	N	N	9409 S 213TH ST
2	295290	0170	02/14/01	\$ 165,000	1340	0	7	1965	3	10400	N	N	21007 102ND AV SE
2	082205	9193	11/27/01	\$ 185,000	1350	0	7	1964	3	11200	N	N	10319 SE 216TH ST
2	803565	0120	03/13/01	\$ 254,950	1350	1010	7	1995	3	7211	N	N	10419 SE 214TH PL
2	932060	0020	09/19/02	\$ 208,500	1350	780	7	1962	3	8400	N	N	21015 99TH AV S
2	932070	0450	06/07/02	\$ 192,950	1360	0	7	1965	4	9600	N	N	21321 98TH AV S
2	155700	0100	04/20/01	\$ 175,000	1380	0	7	1967	4	9607	N	N	20253 104TH PL SE
2	182205	9073	09/27/02	\$ 190,000	1380	0	7	1963	3	12000	N	N	22528 94TH AV S
2	567200	0020	10/10/01	\$ 187,500	1380	0	7	1963	4	11760	N	N	19812 104TH AV SE
2	052205	9124	12/10/01	\$ 200,000	1390	0	7	1954	4	29700	N	N	19239 106TH AV SE
2	052205	9336	08/12/02	\$ 206,435	1420	0	7	1985	3	10168	N	N	20022 100TH AV SE
2	109150	0400	09/07/01	\$ 219,000	1420	340	7	1986	3	8050	N	N	22826 100TH AV SE
2	327697	0040	02/03/02	\$ 197,851	1420	0	7	1984	3	14603	N	N	10305 SE 230TH PL
2	570220	0070	08/02/02	\$ 184,850	1420	650	7	1962	3	24360	N	N	10515 SE 218TH ST
2	880240	0910	07/22/01	\$ 211,000	1420	900	7	1957	4	12734	N	N	22218 105TH AV SE
2	109150	0380	06/08/01	\$ 227,500	1430	340	7	1986	3	7134	N	N	10004 SE 229TH PL

**Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	542200	0010	02/16/02	\$ 189,950	1440	0	7	1963	4	12089	N	N	20005 106TH AV SE
2	327698	0110	11/27/02	\$ 259,500	1450	330	7	1987	3	10222	N	N	22818 103RD AV SE
2	172205	9159	11/04/02	\$ 175,000	1460	0	7	1973	4	12196	N	N	23110 100TH AV SE
2	182205	9298	04/09/02	\$ 197,000	1460	0	7	1974	4	12436	Y	N	22613 94TH AV S
2	526700	0210	11/21/01	\$ 225,000	1460	700	7	1965	3	9704	N	N	21438 99TH AV S
2	918060	0063	05/16/01	\$ 220,000	1460	0	7	1968	4	12600	N	N	9651 S 206TH PL
2	932060	0390	09/20/02	\$ 199,500	1460	0	7	1962	4	12870	N	N	21011 97TH PL S
2	206850	0060	08/08/01	\$ 186,900	1480	0	7	1964	4	9842	N	N	19813 105TH AV SE
2	793100	0068	10/07/02	\$ 261,500	1490	0	7	1986	3	68389	N	N	9616 S 198TH PL
2	082205	9006	02/15/01	\$ 250,000	1500	0	7	1954	3	96837	N	N	10402 SE 211TH ST
2	638800	0200	11/02/01	\$ 242,950	1500	1310	7	1967	4	9919	N	N	10430 SE 194TH PL
2	295300	0360	04/16/02	\$ 205,000	1510	0	7	1963	4	17967	N	N	20804 100TH AV SE
2	327698	0040	12/23/02	\$ 240,000	1510	0	7	1987	3	14608	N	N	22829 103RD AV SE
2	932070	0100	04/09/02	\$ 175,000	1510	0	7	1966	3	9804	N	N	21232 97TH PL S
2	182205	9383	04/02/01	\$ 217,500	1530	0	7	1997	3	12402	N	N	9919 S 236TH ST
2	374950	0200	03/14/01	\$ 167,950	1540	0	7	1964	4	9564	N	N	20705 106TH PL SE
2	379770	0120	12/21/01	\$ 219,950	1540	0	7	1989	3	9409	N	N	20450 105TH PL SE
2	932060	0070	08/17/01	\$ 176,500	1540	0	7	1961	4	8400	N	N	21053 99TH AV S
2	388310	0270	08/08/01	\$ 189,300	1560	0	7	1984	3	7829	N	N	10431 SE 206TH PL
2	295290	0060	05/19/01	\$ 183,000	1570	0	7	1965	4	10429	N	N	20830 102ND AV SE
2	937850	0030	10/23/01	\$ 215,000	1570	0	7	1993	3	7892	Y	N	20213 94TH PL S
2	570220	0230	07/17/02	\$ 225,000	1580	1580	7	1962	4	10729	N	N	21639 104TH PL SE
2	803565	0260	09/21/01	\$ 223,000	1600	0	7	1994	3	7131	N	N	10626 SE 213TH CT
2	567200	0080	08/08/02	\$ 205,000	1610	0	7	1962	4	11803	N	N	19630 104TH AV SE
2	052205	9141	12/12/02	\$ 196,000	1630	0	7	1958	3	7650	N	N	10617 SE 199TH ST
2	865400	0160	11/08/01	\$ 202,400	1640	0	7	1984	3	7200	N	N	20434 104TH AV SE
2	889500	0010	03/13/01	\$ 196,000	1650	0	7	1966	4	10530	N	N	21605 100TH AV SE
2	109150	0320	02/07/02	\$ 205,000	1660	0	7	1985	3	7600	N	N	10104 SE 228TH ST
2	937850	0010	05/22/02	\$ 239,950	1700	0	7	1993	3	7000	Y	N	9407 S 202ND ST
2	082205	9206	12/26/01	\$ 204,950	1710	0	7	1967	4	11426	N	N	10632 SE 213TH ST
2	803565	0240	10/11/01	\$ 238,750	1720	0	7	1994	3	9851	N	N	10628 SE 213TH CT

**Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	943000	0080	06/11/02	\$ 212,500	1730	0	7	1995	3	6548	N	N	22250 98TH PL S
2	082205	9123	10/29/02	\$ 279,500	1780	0	7	1954	4	55321	N	N	21131 104TH AV SE
2	880240	0385	05/04/01	\$ 191,000	1790	0	7	1991	3	8721	N	N	22136 104TH PL SE
2	182205	9415	04/20/02	\$ 225,000	1790	0	7	1998	3	7635	N	N	23705 99TH AV S
2	295300	0050	08/05/02	\$ 232,000	1800	0	7	1968	4	12840	N	N	21034 101ST AV SE
2	932060	0310	01/25/01	\$ 204,950	1800	0	7	1962	5	9929	N	N	9811 S 210TH PL
2	182205	9103	03/22/02	\$ 375,000	1820	1770	7	1950	4	80035	N	N	22424 94TH AV S
2	142040	0130	12/11/02	\$ 205,000	1900	0	7	1967	4	9600	N	N	20219 106TH AV SE
2	052205	9125	02/26/01	\$ 211,000	1930	0	7	1955	4	23344	N	N	19229 106TH AV SE
2	172205	9319	11/25/02	\$ 249,950	1930	0	7	1996	3	8964	N	N	22510 100TH AV SE
2	295300	0150	08/20/02	\$ 236,350	1970	610	7	1967	4	9145	N	N	20851 101ST AV SE
2	803565	0360	06/29/01	\$ 230,000	1990	0	7	1994	3	8563	N	N	21321 105TH PL SE
2	803565	0420	11/12/02	\$ 248,000	1990	0	7	1994	3	7190	N	N	21336 104TH PL SE
2	803565	0110	05/17/01	\$ 239,950	2000	0	7	1995	3	8694	N	N	10415 SE 214TH PL
2	803565	0310	08/08/02	\$ 242,500	2020	0	7	1994	3	8326	N	N	10617 SE 213TH ST
2	803565	0370	10/03/01	\$ 240,000	2020	0	7	1995	3	8033	N	N	21325 105TH PL SE
2	803565	0470	06/25/01	\$ 237,000	2020	0	7	1994	3	7856	N	N	10509 SE 213TH ST
2	880240	0885	06/07/01	\$ 185,000	2060	0	7	1981	4	10934	N	N	22209 104TH PL SE
2	270850	0020	09/25/01	\$ 270,000	2090	0	7	1996	3	12012	Y	N	9418 S 214TH PL
2	109150	0160	07/26/02	\$ 235,000	2120	0	7	1986	4	7007	N	N	10207 SE 228TH ST
2	803565	0290	07/15/02	\$ 250,000	2120	0	7	1994	3	7000	N	N	10608 SE 213TH CT
2	270850	0130	07/28/01	\$ 290,237	2140	970	7	2001	3	12318	Y	N	21517 95TH PL S
2	505480	0110	07/22/02	\$ 272,300	2240	0	7	1990	3	9652	N	N	19806 97TH AV S
2	880240	0645	04/03/01	\$ 263,000	2240	0	7	1962	4	45704	N	N	22210 93RD AV S
2	880240	0907	05/23/01	\$ 230,000	2310	0	7	1953	5	18046	N	N	22213 105TH AV SE
2	270850	0140	06/15/01	\$ 305,167	2320	1060	7	2001	3	15752	N	N	21513 95TH PL S
2	295290	0200	07/17/02	\$ 219,000	2480	0	7	1965	4	9100	N	N	20835 102ND AV SE
2	880240	0892	11/07/02	\$ 220,000	2480	0	7	1959	4	15468	N	N	22252 104TH PL SE
2	937850	0220	05/24/01	\$ 252,000	2560	0	7	1993	3	7233	Y	N	20212 94TH PL S
2	803565	0030	05/16/02	\$ 336,000	2580	0	7	1997	3	8963	N	N	10412 SE 213TH PL
2	133220	0120	10/23/02	\$ 299,000	2900	0	7	1998	3	8061	N	N	9525 S 221ST PL

**Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	133220	0010	03/11/02	\$ 284,000	2960	0	7	1998	3	6806	N	N	22126 96TH PL S
2	052205	9096	12/19/01	\$ 284,000	3590	0	7	1949	3	20315	N	N	20125 108TH AV SE
2	803560	0750	12/11/01	\$ 226,000	1260	930	8	1990	3	6251	N	N	10326 SE 209TH PL
2	270850	0220	10/01/01	\$ 277,060	1340	1320	8	2001	3	12948	Y	N	21429 94TH CT S
2	640220	0020	01/14/02	\$ 236,250	1340	630	8	1966	3	16200	N	N	19825 98TH AV S
2	794120	0040	07/17/02	\$ 289,900	1340	1110	8	1986	3	8817	Y	N	19233 98TH AV S
2	209560	0280	12/19/01	\$ 210,000	1370	0	8	1991	3	4342	N	N	22644 102ND PL SE
2	505480	0050	03/19/01	\$ 236,800	1390	0	8	1975	4	11016	Y	N	19916 97TH AV S
2	794120	0170	11/12/02	\$ 225,000	1390	0	8	1986	3	8253	Y	N	19222 98TH AV S
2	505480	0010	07/19/02	\$ 213,000	1400	820	8	1963	3	9600	Y	N	9710 S 200TH ST
2	071300	0180	08/15/01	\$ 190,000	1420	0	8	1962	3	11430	N	N	20452 98TH PL S
2	885830	0030	03/01/01	\$ 218,900	1440	650	8	1966	3	10275	Y	N	9511 S 207TH PL
2	526700	0150	12/27/02	\$ 285,900	1470	1470	8	1966	4	12235	N	N	21413 99TH AV S
2	270850	0170	03/26/01	\$ 245,250	1500	1060	8	2001	3	12024	N	N	9505 S 214TH PL
2	885830	0060	05/21/02	\$ 216,000	1520	690	8	1964	3	11000	Y	N	9443 S 207TH PL
2	209560	0360	07/24/01	\$ 198,000	1530	0	8	1991	3	4831	N	N	10313 SE 227TH ST
2	775780	0182	02/12/01	\$ 235,000	1530	700	8	1980	4	23394	N	N	9014 S 218TH ST
2	062205	9134	10/29/01	\$ 250,000	1640	1470	8	1980	3	10018	Y	N	9701 S 200TH ST
2	209560	0040	02/06/01	\$ 204,950	1720	0	8	1991	3	4614	N	N	10215 SE 227TH ST
2	638655	0020	09/27/01	\$ 197,000	1770	0	8	1968	4	9704	N	N	10223 SE 213TH PL
2	803560	0380	03/13/01	\$ 254,500	1780	500	8	1990	3	7000	N	N	10332 SE 212TH ST
2	803560	0470	11/21/02	\$ 279,950	1780	500	8	1989	3	7727	N	N	10315 SE 210TH PL
2	209560	0110	12/09/02	\$ 220,950	1790	0	8	1991	3	4121	N	N	22629 102ND PL SE
2	209560	0150	07/10/02	\$ 224,500	1790	0	8	1993	3	4358	N	N	22613 102ND PL SE
2	803560	0360	10/09/02	\$ 296,000	1790	450	8	1990	3	6954	N	N	10353 SE 212TH ST
2	803560	0480	10/24/01	\$ 256,000	1800	510	8	1989	3	7839	N	N	10321 SE 210TH PL
2	155700	0200	07/27/01	\$ 210,000	1820	0	8	1980	3	9477	N	N	20042 103RD PL SE
2	803560	0770	02/07/02	\$ 265,000	1830	520	8	1989	3	10107	N	N	10314 SE 209TH PL
2	526600	0120	04/22/02	\$ 242,000	1830	0	8	1999	3	4504	N	N	20109 102ND AV SE
2	803560	0240	03/08/02	\$ 275,000	1850	530	8	1990	3	7835	N	N	21245 103RD CT SE
2	525200	0070	04/22/02	\$ 185,000	1860	0	8	1964	4	8839	N	N	20446 101ST AV SE

**Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	638655	0100	03/16/01	\$ 192,500	1870	0	8	1971	4	9600	N	N	21347 103RD PL SE
2	666686	0030	11/02/01	\$ 243,500	1890	0	8	1986	3	9607	N	N	20025 102ND PL SE
2	666686	0110	02/05/02	\$ 227,500	1890	0	8	1986	3	9791	N	N	20217 102ND PL SE
2	526600	0080	11/02/02	\$ 250,000	1930	0	8	1999	3	5306	N	N	20106 102ND AV SE
2	880240	0632	07/25/02	\$ 240,000	1950	0	8	1999	3	8139	N	N	9221 S 220TH ST
2	794120	0090	02/22/02	\$ 238,000	1960	0	8	1990	3	9238	N	N	19259 98TH AV S
2	082205	9126	02/09/01	\$ 200,000	2010	0	8	1958	4	18750	N	N	20836 100TH AV SE
2	241650	0200	07/10/02	\$ 252,000	2010	0	8	1988	3	12001	N	N	9428 S 213TH ST
2	162070	0020	07/25/01	\$ 267,000	2056	0	8	1997	3	7222	N	N	20206 105TH AV SE
2	666686	0040	07/13/01	\$ 229,000	2070	0	8	1986	3	9603	N	N	20103 102ND PL SE
2	794100	0030	07/01/02	\$ 237,950	2070	0	8	1985	3	12862	N	N	9222 S 198TH ST
2	666686	0360	12/19/01	\$ 223,000	2100	0	8	1987	3	9602	N	N	10223 SE 200TH ST
2	052205	9347	10/29/02	\$ 259,000	2119	0	8	1997	3	7225	N	N	20216 105TH AV SE
2	666685	0140	10/26/01	\$ 235,000	2170	0	8	1986	3	9756	N	N	19849 104TH AV SE
2	209560	0020	09/20/02	\$ 221,000	2230	0	8	1993	3	4716	N	N	22703 103RD AV SE
2	803560	0120	11/22/02	\$ 262,500	2240	0	8	1990	3	7560	N	N	21009 103RD AV SE
2	241650	0080	02/16/01	\$ 230,000	2250	0	8	1988	3	12333	N	N	21232 95TH CT S
2	880240	0525	03/08/02	\$ 328,500	2260	1840	8	1967	3	40425	N	N	9650 S 222ND ST
2	855720	0080	11/07/02	\$ 268,500	2290	0	8	1999	3	7131	N	N	9657 S 194TH ST
2	803560	0070	06/05/02	\$ 268,500	2300	0	8	1990	3	9471	N	N	20851 102ND PL SE
2	510465	0150	06/08/01	\$ 294,000	2339	0	8	1996	3	8979	N	N	20329 102ND AV SE
2	803560	0270	07/24/01	\$ 279,500	2360	0	8	1990	3	8538	N	N	21232 103RD CT SE
2	803560	0030	07/07/02	\$ 282,500	2380	0	8	1989	3	7000	N	N	20819 102ND PL SE
2	803560	0410	12/12/02	\$ 267,000	2410	0	8	1990	3	8621	N	N	10316 SE 212TH ST
2	178960	0050	03/27/01	\$ 272,000	2430	0	8	1994	3	10068	N	N	10114 SE 225TH PL
2	182205	9430	02/12/01	\$ 321,938	2616	0	8	2001	3	12714	N	N	23119 96TH AV S
2	182205	9107	02/15/02	\$ 374,950	2630	0	8	1986	3	15176	N	N	9626 S 232ND ST
2	182205	9429	07/05/01	\$ 337,900	2640	0	8	2001	3	7647	N	N	9614 S 232ND PL
2	880240	0845	01/11/01	\$ 310,000	2730	0	8	1984	4	50965	N	N	10221 SE 222ND ST
2	182205	9428	05/17/01	\$ 319,228	2740	0	8	2001	3	7802	N	N	9608 S 232ND ST
2	525200	0200	10/22/02	\$ 269,000	2750	0	8	1987	3	12350	N	N	20415 102ND AV SE

**Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	072205	9241	03/05/01	\$ 296,000	2980	0	8	1999	3	12216	N	N	21605 94TH PL S
2	182205	9426	04/12/02	\$ 335,000	3053	0	8	2001	3	8885	N	N	22710 95TH AV S
2	182205	9425	04/23/01	\$ 329,000	3137	0	8	2001	3	8885	N	N	22718 95TH AV S
2	182205	9432	05/25/01	\$ 369,900	3210	0	8	2001	3	7760	N	N	23109 96TH AV S
2	182205	9434	03/14/01	\$ 399,900	3377	0	8	2001	3	10699	N	N	9630 S 232ND ST
2	182205	9435	04/24/01	\$ 423,500	3604	0	8	2001	3	8188	N	N	9632 S 232ND ST
2	338820	0040	10/23/02	\$ 248,000	1230	810	9	1968	4	10170	Y	N	19240 99TH PL S
2	182205	9367	05/23/02	\$ 319,500	1650	1340	9	1994	3	34891	N	N	22427 100TH AV SE
2	794120	0130	12/23/02	\$ 334,000	1920	820	9	1987	3	8388	Y	N	19864 98TH AV S
2	855720	0130	07/23/01	\$ 285,000	2020	0	9	1999	3	8458	N	N	9637 S 194TH ST
2	072205	9236	03/15/02	\$ 317,500	2310	1180	9	1993	3	16080	N	N	21445 94TH PL S
2	182205	9121	04/21/01	\$ 327,700	2320	0	9	1984	4	21629	N	N	22840 96TH AV S
2	156190	0120	06/21/01	\$ 305,000	2410	0	9	1989	3	8496	N	N	20413 96TH WY S
2	940640	0290	04/04/01	\$ 300,000	2480	0	9	1990	3	10320	N	N	23323 94TH CT S
2	156190	0270	08/09/02	\$ 320,450	2490	0	9	1989	3	9375	N	N	9711 S 205TH CT
2	156191	0280	08/29/01	\$ 303,000	2510	0	9	1990	3	9887	N	N	20446 96TH WY S
2	379140	0360	04/25/02	\$ 355,000	2570	780	9	2001	3	10492	N	N	9812 220TH PL SE
2	156191	0140	07/20/01	\$ 292,000	2590	0	9	1990	3	6791	N	N	9427 S 204TH PL
2	742900	0090	04/16/02	\$ 367,500	2590	0	9	1997	3	26718	N	N	22617 96TH PL S
2	742900	0150	09/11/02	\$ 363,400	2620	0	9	1993	3	12357	N	N	22630 97TH AV S
2	855720	0040	04/16/01	\$ 283,500	2624	0	9	1998	3	7680	N	N	9626 S 194TH ST
2	742900	0270	09/25/01	\$ 369,950	2640	1220	9	1993	3	12995	N	N	22712 96TH PL S
2	379140	0050	02/14/02	\$ 337,250	2670	0	9	1999	3	6000	N	N	22104 98TH PL S
2	379140	0350	12/19/01	\$ 366,500	2700	740	9	2001	3	9792	N	N	9816 S 220TH PL
2	156191	0040	08/21/02	\$ 315,000	2720	0	9	1990	3	8889	N	N	9522 S 204TH PL
2	156191	0200	09/09/02	\$ 322,000	2730	0	9	1990	3	9614	N	N	9531 S 204TH PL
2	156190	0160	12/20/02	\$ 323,000	2780	0	9	1989	3	9648	N	N	20513 97TH AV S
2	940640	0310	10/24/02	\$ 414,000	2790	0	9	1990	3	10069	N	N	9420 S 233RD PL
2	379140	0300	10/19/01	\$ 279,000	2850	0	9	1998	3	6180	N	N	9908 S 220TH ST
2	885840	0050	12/27/01	\$ 420,000	2900	1350	9	1981	3	9696	Y	N	20625 95TH AV S
2	802990	0130	01/26/01	\$ 379,900	2950	0	9	2000	3	7610	N	N	9628 S 230TH PL

**Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	802990	0050	05/08/01	\$ 379,000	2960	0	9	2001	3	7600	N	N	9627 S 230TH PL
2	742900	0190	07/22/01	\$ 395,000	2990	0	9	1992	3	18951	N	N	22716 97TH AV S
2	940640	0020	08/06/01	\$ 364,500	2990	0	9	1990	3	8899	N	N	9419 S 233RD PL
2	802990	0070	06/14/01	\$ 345,000	3000	0	9	2001	3	12410	N	N	9705 S 230TH PL
2	802990	0080	01/10/01	\$ 354,900	3000	0	9	2000	3	8440	N	N	9707 S 230TH PL
2	802990	0100	03/07/01	\$ 369,900	3000	0	9	2001	3	10700	N	N	9706 S 230TH PL
2	802990	0110	07/12/01	\$ 349,900	3000	0	9	2001	3	9460	N	N	9704 S 230TH PL
2	379140	0190	11/13/01	\$ 319,000	3170	0	9	2000	3	7015	N	N	22126 99TH PL S
2	802990	0120	05/22/01	\$ 379,900	3190	0	9	2000	3	8370	N	N	9702 S 230TH PL
2	742900	0200	03/02/01	\$ 359,950	3260	0	9	1993	3	14968	N	N	22722 97TH AV S
2	379140	0170	10/26/01	\$ 304,000	3270	0	9	1999	3	7899	N	N	22121 99TH PL S
2	379140	0340	03/27/01	\$ 352,090	3370	0	9	2001	3	8482	N	N	9818 S 220TH ST
2	802990	0060	04/12/01	\$ 386,000	3560	0	9	2001	3	7600	N	N	9703 S 230TH PL
2	379141	0180	10/07/02	\$ 459,950	2800	660	10	2002	3	6600	N	N	21831 100TH PL SE
2	379141	0090	05/20/02	\$ 392,950	2980	0	10	2002	3	5500	N	N	21913 101ST PL SE
2	379141	0220	10/16/02	\$ 428,000	3020	340	10	2002	3	7191	N	N	21812 100TH PL SE
2	379141	0290	05/31/02	\$ 399,950	3100	0	10	2002	3	5825	N	N	10042 SE 219TH PL
2	379141	0470	08/02/02	\$ 425,000	3100	0	10	2002	3	6811	N	N	10004 SE 218TH PL
2	379141	0080	06/18/02	\$ 389,000	3140	0	10	2002	3	5500	N	N	21919 101ST PL SE
2	379141	0130	09/30/02	\$ 499,000	3140	1370	10	2002	3	5777	N	N	10019 SE 219TH PL
2	379141	0140	09/19/02	\$ 470,000	3160	1280	10	2002	3	6047	N	N	10013 SE 219TH PL
2	379141	0350	05/28/02	\$ 441,950	3200	0	10	2002	3	5753	N	N	21906 101ST PL SE
2	379141	0340	11/13/02	\$ 399,950	3310	0	10	2002	3	5762	N	N	21912 101ST PL SE
2	379141	0280	05/28/02	\$ 432,750	3370	0	10	2002	3	6000	N	N	10036 SE 219TH PL
2	379141	0420	10/14/02	\$ 434,500	3370	0	10	2002	3	6857	N	N	10040 SE 218TH PL
2	379141	0460	10/16/02	\$ 437,500	3370	0	10	2002	3	7588	N	N	10016 SE 218TH PL
2	182205	9003	11/29/01	\$ 463,000	3573	0	10	2001	3	22001	N	N	22618 94TH AV S
2	379141	0160	10/24/02	\$ 485,370	3680	1000	10	2002	3	6026	N	N	10005 SE 219TH PL
2	379141	0190	09/06/02	\$ 459,950	3680	1000	10	2002	3	6600	N	N	21825 100TH PL SE
2	379141	0360	07/16/02	\$ 483,834	3680	0	10	2002	3	5743	N	N	21832 101ST PL SE
2	379141	0410	05/30/02	\$ 463,000	3680	0	10	2002	3	5905	N	N	10046 SE 218TH PL

**Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	619720	0023	04/12/01	\$ 99,387	610	0	5	1941	4	6000	N	N	18004 116TH AV SE
6	322305	9112	04/25/01	\$ 149,900	1060	0	5	1942	3	9725	N	N	17803 116TH AV SE
6	619960	0221	10/22/01	\$ 121,950	1110	120	5	1952	3	9800	N	N	18040 120TH AV SE
6	322305	9109	12/11/02	\$ 160,000	830	0	6	1975	3	8712	N	N	11503 SE 178TH PL
6	327620	0190	06/05/01	\$ 167,950	970	0	6	1950	4	10164	N	N	17633 111TH AV SE
6	619720	0021	05/16/01	\$ 169,950	970	0	6	1946	4	6800	N	N	18002 116TH AV SE
6	911710	0180	12/18/02	\$ 172,000	990	0	6	1963	3	12636	N	N	10902 SE 186TH ST
6	619840	0141	01/25/02	\$ 167,500	1020	0	6	1957	4	23724	N	N	19100 116TH AV SE
6	073900	0120	07/24/01	\$ 185,000	1060	0	6	1952	5	40961	N	N	12419 SE PETROVITSKY RD
6	342305	9081	06/20/01	\$ 155,000	1060	0	6	1954	4	16988	N	N	13658 SE 192ND ST
6	619780	0220	02/20/01	\$ 193,000	1060	0	6	1957	4	35440	N	N	11805 SE 184TH ST
6	619660	0543	05/17/02	\$ 145,900	1120	0	6	1959	4	10575	N	N	11828 SE 180TH ST
6	342305	9080	06/30/01	\$ 173,000	1220	0	6	1957	3	11761	N	N	13636 SE 192ND ST
6	322305	9197	11/28/01	\$ 205,000	1520	0	6	1952	4	45302	N	N	18027 116TH AV SE
6	619660	0021	05/29/02	\$ 180,000	1770	0	6	1949	4	6030	N	N	11603 SE 176TH ST
6	071200	0170	08/19/02	\$ 207,000	860	500	7	1981	4	7221	N	N	11334 SE 179TH ST
6	322305	9108	02/28/02	\$ 173,000	890	0	7	1967	4	9583	N	N	11504 SE 178TH PL
6	098410	0280	10/02/01	\$ 183,000	900	430	7	1975	3	8750	N	N	18433 126TH PL SE
6	327690	0190	08/24/01	\$ 165,000	900	430	7	1973	3	7260	N	N	11323 SE 179TH ST
6	327690	0090	04/16/02	\$ 201,000	930	400	7	1973	3	8107	N	N	17751 113TH PL SE
6	911700	0140	12/05/01	\$ 209,900	960	960	7	1962	4	9120	N	N	11220 SE 186TH ST
6	269820	0060	11/26/01	\$ 187,000	980	400	7	1981	3	8103	N	N	18814 111TH PL SE
6	269820	0110	09/20/02	\$ 199,100	990	450	7	1981	3	7150	N	N	18817 111TH PL SE
6	269820	0210	07/25/02	\$ 191,760	990	450	7	1981	3	7198	N	N	18827 110TH CT SE
6	074050	0045	05/03/02	\$ 145,500	1000	750	7	1955	2	7407	N	N	10803 SE 181ST ST
6	074110	0070	06/27/01	\$ 173,500	1010	0	7	1959	4	8400	N	N	10850 SE 182ND ST
6	327690	0020	07/20/01	\$ 177,500	1010	0	7	1968	3	7656	N	N	17709 113TH PL SE
6	098400	0040	07/22/02	\$ 204,000	1040	400	7	1967	3	7350	N	N	12734 SE 191ST PL
6	098400	0790	06/24/02	\$ 195,000	1040	750	7	1967	3	8750	N	N	12735 SE 191ST PL
6	327690	0200	10/18/01	\$ 217,500	1040	700	7	1974	4	7260	N	N	11329 SE 179TH ST
6	071200	0060	04/08/02	\$ 156,500	1060	0	7	1984	3	8114	N	N	17703 114TH PL SE

**Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	619840	0043	11/13/02	\$ 135,000	1060	0	7	1958	3	11232	N	N	18812 116TH AV SE
6	098422	0170	12/27/01	\$ 189,900	1080	550	7	1975	3	9048	N	N	12941 SE 186TH ST
6	911700	0160	05/04/01	\$ 200,000	1080	740	7	1966	4	9120	N	N	11202 SE 186TH ST
6	098421	0600	08/22/02	\$ 200,000	1100	340	7	1973	3	7526	N	N	13035 SE 184TH PL
6	098400	0500	04/26/02	\$ 207,000	1110	700	7	1968	3	9100	N	N	12512 SE 188TH PL
6	098400	0780	10/23/02	\$ 204,000	1110	700	7	1967	3	8750	N	N	12727 SE 191ST PL
6	098410	0080	11/25/02	\$ 223,000	1110	610	7	1968	4	7979	N	N	12620 SE 187TH PL
6	098421	0470	08/09/02	\$ 243,000	1130	580	7	1973	4	7420	N	N	18703 131ST AV SE
6	327620	0060	12/19/01	\$ 190,000	1130	500	7	1962	3	9379	N	N	17650 111TH AV SE
6	619780	0325	11/04/02	\$ 199,500	1140	0	7	1962	3	10926	N	N	18645 120TH AV SE
6	543800	0160	05/30/01	\$ 182,950	1150	0	7	1963	4	8625	N	N	11002 SE 180TH ST
6	098421	0270	04/24/02	\$ 242,750	1170	900	7	1974	3	7839	N	N	13106 SE 187TH CT
6	911700	0220	08/16/01	\$ 172,000	1170	0	7	1960	4	9240	N	N	11403 SE 186TH ST
6	098423	0470	02/27/01	\$ 197,000	1180	390	7	1977	3	6600	N	N	13029 SE 189TH CT
6	233323	0140	02/11/02	\$ 221,950	1180	570	7	2002	3	4679	N	N	17532 128TH AV SE
6	543800	0300	07/10/02	\$ 197,000	1200	0	7	1964	4	10575	N	N	17835 110TH AV SE
6	098422	0330	09/19/01	\$ 210,000	1220	600	7	1975	3	7500	N	N	13007 SE 188TH PL
6	098422	0180	12/17/01	\$ 219,950	1230	870	7	1975	3	8700	N	N	12937 SE 186TH ST
6	619720	0180	06/21/01	\$ 203,000	1230	500	7	1976	3	14100	N	N	11638 SE 184TH ST
6	098420	0120	07/25/01	\$ 209,950	1240	840	7	1975	3	7140	N	N	18845 129TH PL SE
6	098423	0020	10/24/02	\$ 240,000	1240	860	7	1977	3	7008	N	N	19105 130TH AV SE
6	327690	0250	09/18/01	\$ 195,000	1240	0	7	1969	4	8658	N	N	17808 113TH PL SE
6	098410	0480	11/02/02	\$ 224,000	1250	450	7	1968	4	7770	N	N	12723 SE 187TH PL
6	619720	0441	09/23/02	\$ 185,000	1250	0	7	1961	4	9581	N	N	18220 118TH AV SE
6	890610	0005	03/04/02	\$ 190,000	1250	0	7	1959	4	11340	N	N	11456 SE 182ND ST
6	098422	0400	07/10/02	\$ 246,000	1260	600	7	1975	3	8625	N	N	18804 131ST AV SE
6	890610	0015	12/27/02	\$ 203,000	1260	0	7	1957	3	11645	N	N	11436 SE 182ND ST
6	619780	0043	03/29/01	\$ 210,000	1270	370	7	1960	4	13125	N	N	11657 SE 184TH ST
6	619960	0160	03/30/01	\$ 218,500	1290	1200	7	1960	4	77101	N	N	12056 SE 188TH ST
6	911710	0210	05/16/02	\$ 185,000	1290	690	7	1987	3	12714	N	N	10922 SE 186TH ST
6	098410	0040	12/03/02	\$ 225,900	1300	470	7	1968	4	10608	N	N	12704 SE 187TH PL

**Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	098410	0320	06/25/02	\$ 177,500	1300	350	7	1977	3	8750	N	N	18537 126TH PL SE
6	098410	0460	01/30/02	\$ 200,000	1300	500	7	1968	3	7560	N	N	12705 SE 187TH PL
6	098420	0600	11/14/02	\$ 231,950	1300	600	7	1969	4	9116	N	N	12905 SE 186TH PL
6	098420	0620	02/21/01	\$ 180,000	1300	480	7	1968	4	9828	N	N	18662 129TH PL SE
6	098420	0640	06/20/02	\$ 230,500	1300	450	7	1969	3	7560	N	N	12926 SE 188TH ST
6	098420	0710	01/28/01	\$ 203,000	1300	450	7	1969	3	7314	N	N	18836 129TH PL SE
6	327620	0150	12/21/01	\$ 178,000	1300	0	7	1962	4	9040	N	N	17856 111TH AV SE
6	619780	0060	08/26/02	\$ 269,990	1300	730	7	1961	4	48351	N	N	11659 SE 184TH ST
6	619780	0280	12/20/01	\$ 178,500	1300	0	7	1976	4	13294	N	N	11829 SE 186TH PL
6	619900	0099	02/13/02	\$ 189,950	1300	800	7	1951	4	21093	N	N	12205 SE 188TH ST
6	911700	0240	08/26/02	\$ 215,000	1300	600	7	1961	4	9000	N	N	11249 SE 186TH ST
6	074110	0130	01/16/02	\$ 181,000	1330	0	7	1959	3	9500	N	N	11032 SE 182ND ST
6	098423	0050	07/03/01	\$ 198,550	1340	0	7	1977	3	9200	N	N	19122 130TH AV SE
6	098423	0490	05/17/02	\$ 265,000	1360	490	7	1977	4	7000	N	N	18923 131ST AV SE
6	051170	0030	06/01/01	\$ 184,000	1380	0	7	1967	4	9975	N	N	11437 SE 180TH PL
6	098421	0780	06/04/02	\$ 228,000	1380	390	7	1973	3	13000	N	N	18418 127TH AV SE
6	098423	0330	05/13/02	\$ 222,000	1390	350	7	1977	3	7700	N	N	18836 131ST AV SE
6	098423	0550	02/01/02	\$ 215,000	1390	380	7	1977	3	7176	N	N	13014 SE 191ST ST
6	098400	0750	07/30/02	\$ 203,000	1400	0	7	1968	3	8778	N	N	12705 SE 191ST PL
6	890610	0075	04/22/02	\$ 212,000	1400	430	7	1958	3	12510	N	N	11205 SE 182ND ST
6	140200	0110	11/21/01	\$ 220,000	1410	0	7	1965	4	16936	N	N	14036 SE 179TH PL
6	051170	0270	06/10/02	\$ 235,000	1420	730	7	1977	3	8931	N	N	18012 112TH AV SE
6	098421	0790	08/13/01	\$ 207,000	1420	250	7	1974	3	8881	N	N	18421 127TH AV SE
6	098423	0230	07/09/02	\$ 249,900	1420	350	7	1977	4	7348	N	N	18912 131ST PL SE
6	098420	0390	08/21/01	\$ 220,000	1430	490	7	1969	4	8400	N	N	18463 128TH PL SE
6	098400	0190	10/23/02	\$ 199,000	1450	0	7	1967	3	7622	N	N	12704 SE 190TH PL
6	098421	0080	05/17/02	\$ 209,950	1480	0	7	1971	4	7350	N	N	13012 SE 184TH PL
6	327620	0090	02/07/02	\$ 173,000	1480	0	7	1962	4	9379	N	N	17808 111TH AV SE
6	071200	0160	01/07/02	\$ 197,000	1500	0	7	1981	3	8098	N	N	17825 114TH PL SE
6	098420	0810	05/24/02	\$ 180,000	1500	0	7	1968	3	11286	N	N	12911 SE 189TH PL
6	619960	0202	07/18/01	\$ 230,000	1560	0	7	1977	4	28458	N	N	18020 120TH AV SE

**Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	342305	9166	03/19/01	\$ 172,500	1570	0	7	1977	3	18513	N	N	13807 SE 180TH ST
6	140210	0010	05/31/01	\$ 180,180	1590	0	7	1966	4	20000	N	N	14272 SE 179TH PL
6	098420	0650	02/24/01	\$ 185,500	1600	0	7	1970	3	7350	N	N	12927 SE 188TH ST
6	233323	0010	02/27/02	\$ 214,000	1610	0	7	2001	3	4122	N	N	12810 SE 175TH CT
6	233323	0020	03/13/02	\$ 217,950	1610	0	7	2001	3	4275	N	N	12816 SE 175TH CT
6	233323	0180	12/13/01	\$ 230,000	1610	0	7	2001	3	7193	N	N	12831 SE 176TH ST
6	233323	0190	01/15/02	\$ 219,950	1610	0	7	2001	3	4435	N	N	17612 128TH AVE SE
6	098422	0310	09/18/01	\$ 260,000	1630	900	7	1975	4	13737	N	N	13004 SE 188TH PL
6	098422	0380	04/05/02	\$ 265,000	1650	920	7	1975	4	7630	N	N	18820 131ST AV SE
6	098422	0380	06/11/01	\$ 250,000	1650	920	7	1975	4	7630	N	N	18820 131ST AV SE
6	140220	0550	03/20/01	\$ 266,500	1650	0	7	1967	4	21658	N	N	18130 146TH AV SE
6	245995	0050	04/22/02	\$ 225,000	1660	0	7	1996	3	6290	N	N	14104 SE 188TH WY
6	245995	0200	11/19/01	\$ 215,000	1660	0	7	1996	3	7337	N	N	14027 SE 188TH WY
6	233323	0060	10/05/01	\$ 255,065	1780	0	7	2001	3	5822	N	N	12840 SE 175TH CT
6	233323	0260	12/19/01	\$ 247,000	1790	0	7	2001	3	6881	N	N	17654 128TH AV SE
6	111610	0140	07/25/02	\$ 210,000	1950	0	7	1973	3	9960	N	N	10913 SE 179TH PL
6	322305	9206	02/02/02	\$ 190,000	1950	0	7	1960	3	8712	N	N	18218 114TH AV SE
6	342305	9170	07/03/01	\$ 247,000	1990	0	7	1990	3	43560	N	N	19021 148TH AV SE
6	233323	0080	03/12/02	\$ 249,950	1990	0	7	2002	3	3959	N	N	12848 SE 175TH CT
6	233323	0130	04/12/02	\$ 249,950	1990	0	7	2002	3	3884	N	N	12821 SE 175TH CT
6	233323	0160	07/08/02	\$ 249,950	1990	0	7	2002	3	3995	N	N	17532 128TH AV SE
6	233323	0240	04/08/02	\$ 252,450	1990	0	7	2002	3	4643	N	N	17642 128TH AV SE
6	233323	0270	03/25/02	\$ 249,950	1990	0	7	2002	3	3980	N	N	17625 128TH AV SE
6	233323	0290	10/15/02	\$ 247,950	1990	0	7	2002	3	4050	N	N	17619 128TH AV SE
6	233323	0320	05/17/02	\$ 253,500	1990	0	7	2002	3	3776	N	N	17523 128TH AV SE
6	619720	0460	10/28/02	\$ 205,950	2090	0	7	1953	4	20950	N	N	11804 SE 184TH ST
6	233323	0200	06/28/02	\$ 257,950	2270	0	7	2002	3	6106	N	N	17618 128TH AV SE
6	233323	0220	06/25/02	\$ 259,950	2270	0	7	2002	3	4733	N	N	17630 128TH AV SE
6	233323	0070	02/13/02	\$ 257,500	2360	0	7	2001	3	5483	N	N	12844 SE 175TH CT
6	619960	0043	07/17/01	\$ 255,000	2530	0	7	1968	3	15060	N	N	12031 SE 184TH ST
6	073940	0390	01/17/01	\$ 216,950	1220	530	8	2001	3	4812	N	N	17680 112TH AV SE

**Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	508970	0360	09/25/02	\$ 241,000	1230	810	8	1978	3	7269	N	N	18303 108TH PL SE
6	508970	0310	10/10/01	\$ 225,000	1270	200	8	1977	3	7700	N	N	10926 SE 183RD PL
6	508970	0490	09/10/01	\$ 219,000	1280	810	8	1978	3	7150	N	N	10901 SE 183RD PL
6	746140	0290	04/11/02	\$ 205,000	1280	400	8	1979	3	9200	N	N	11050 SE 187TH CT
6	259180	0760	08/28/01	\$ 225,750	1340	1000	8	1981	3	7350	N	N	13315 SE 185TH PL
6	259180	0780	01/29/01	\$ 229,000	1340	1000	8	1981	3	8960	N	N	18513 134TH AV SE
6	342305	9142	06/21/02	\$ 240,000	1350	450	8	1983	3	35404	N	N	18929 140TH AV SE
6	746140	0270	06/22/01	\$ 225,500	1390	800	8	1979	3	8694	N	N	18635 111TH PL SE
6	259180	0270	03/12/02	\$ 215,000	1430	600	8	1983	3	7560	N	N	18604 134TH AV SE
6	261940	0020	05/23/02	\$ 238,680	1500	0	8	1990	3	6103	N	N	18328 130TH AV SE
6	261940	0070	06/06/01	\$ 220,000	1500	0	8	1990	3	10858	N	N	18300 130TH AV SE
6	261940	0090	12/06/01	\$ 229,950	1500	0	8	1990	3	9552	N	N	18307 130TH AV SE
6	261940	0110	12/09/02	\$ 239,950	1500	0	8	1990	3	53843	N	N	18325 130TH AV SE
6	098420	0080	07/17/02	\$ 211,000	1550	600	8	1968	4	7035	N	N	18901 129TH PL SE
6	259183	0110	10/25/02	\$ 252,000	1580	480	8	1988	3	7350	N	N	13426 SE 182ND ST
6	332305	9038	09/23/02	\$ 238,500	1580	1070	8	1957	4	53578	N	N	18429 124TH AV SE
6	259180	0180	02/27/02	\$ 259,950	1600	890	8	1982	3	8000	N	N	13517 SE 186TH PL
6	259180	0210	12/18/01	\$ 228,000	1600	860	8	1982	3	7350	N	N	13416 SE 187TH PL
6	640271	0090	04/23/02	\$ 226,000	1600	0	8	1994	3	7916	N	N	17742 112TH AV SE
6	259181	0280	05/07/02	\$ 269,950	1610	940	8	1984	3	8586	N	N	18433 135TH PL SE
6	259183	0190	08/27/01	\$ 249,950	1610	600	8	1988	3	7457	N	N	13429 SE 181ST PL
6	098420	0360	07/22/02	\$ 249,950	1630	0	8	1968	4	9976	N	N	18513 128TH PL SE
6	419310	0040	08/28/02	\$ 224,950	1690	0	8	2002	3	3669	N	N	18440 114TH AV SE
6	232985	0160	10/22/01	\$ 230,000	1700	0	8	1999	3	5802	N	N	18524 114TH AV SE
6	508970	0680	02/22/02	\$ 223,000	1770	0	8	1978	3	7700	N	N	18308 110TH AV SE
6	419310	0070	08/05/02	\$ 224,950	1790	0	8	2002	3	3779	N	N	18485 114TH AV SE
6	419310	0110	10/17/02	\$ 225,500	1790	0	8	2002	3	3500	N	N	18465 114TH AVE SE
6	419310	0120	08/05/02	\$ 223,950	1790	0	8	2002	3	4430	N	N	18461 114TH AVE SE
6	073940	0060	09/24/02	\$ 229,950	1800	0	8	2000	3	3750	N	N	17825 112TH AV SE
6	245996	0070	04/16/02	\$ 239,950	1810	0	8	2002	3	4950	N	N	14724 SE 185TH PL
6	245996	0120	06/19/02	\$ 239,950	1810	0	8	2002	3	4950	N	N	14634 SE 185TH PL

**Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	245996	0130	06/19/02	\$ 253,287	1810	0	8	2002	3	4950	N	N	14628 SE 185TH PL
6	245996	0310	05/28/02	\$ 239,950	1810	0	8	2002	3	4949	N	N	18521 147TH CT SE
6	245996	0400	02/07/02	\$ 241,950	1810	0	8	2002	3	4798	N	N	14729 SE 185TH PL
6	245996	0430	07/09/02	\$ 239,950	1810	0	8	2002	3	5367	N	N	14770 SE 185TH PL
6	259180	0340	08/15/01	\$ 232,500	1820	0	8	1983	4	7420	N	N	18430 134TH AV SE
6	259180	0460	12/09/02	\$ 252,000	1820	0	8	1983	4	9144	N	N	18429 134TH AV SE
6	245996	0210	02/15/02	\$ 249,950	1820	0	8	2002	3	4456	N	N	14457 SE 185TH PL
6	245996	0230	06/12/02	\$ 239,950	1820	0	8	2002	3	4567	N	N	14601 SE 185TH PL
6	419310	0010	08/20/02	\$ 222,950	1820	0	8	2002	3	6063	N	N	18426 114TH AV SE
6	140210	0360	03/19/01	\$ 237,000	1830	0	8	1965	4	21735	N	N	17800 147TH AV SE
6	245996	0220	06/26/02	\$ 244,950	1850	0	8	2002	3	4583	N	N	14463 SE 185TH PL
6	259180	0200	04/11/01	\$ 218,000	1890	0	8	1982	3	7210	N	N	13422 SE 187TH PL
6	156595	0840	10/16/01	\$ 250,000	1900	0	8	1994	3	7285	N	N	18820 112TH PL SE
6	259180	0560	02/15/02	\$ 228,000	1900	0	8	1981	3	7980	N	N	18531 132ND PL SE
6	640271	0160	03/02/01	\$ 255,000	1910	0	8	1994	3	9890	N	N	17907 112TH AV SE
6	245996	0270	05/30/02	\$ 249,950	1910	0	8	2002	3	4889	N	N	14625 SE 185TH PL
6	769730	0050	03/21/02	\$ 239,990	1910	0	8	2002	3	3320	N	N	17918 110TH PL SE
6	769730	0080	05/22/02	\$ 242,000	1910	0	8	2002	3	3318	N	N	17850 110TH PL SE
6	769730	0140	09/18/02	\$ 239,990	1910	0	8	2002	3	3313	N	N	17806 110TH PL SE
6	769730	0160	11/21/02	\$ 250,490	1910	0	8	2002	3	3311	N	N	17760 110TH PL SE
6	769730	0310	09/10/02	\$ 246,990	1910	0	8	2002	3	3299	N	N	17805 110TH PL SE
6	769730	0380	05/01/02	\$ 241,490	1910	0	8	2002	3	3296	N	N	17911 110TH PL SE
6	419310	0030	08/20/02	\$ 234,950	1930	0	8	2002	3	4909	N	N	18436 114TH AV SE
6	156595	0650	08/19/02	\$ 265,000	1950	0	8	1994	3	7650	N	N	11253 SE 190TH CT
6	140210	0290	03/21/01	\$ 250,000	1980	0	8	1965	4	18400	N	N	17843 147TH AV SE
6	232985	0040	05/03/02	\$ 259,950	2000	0	8	1999	3	6566	N	N	11421 SE 185TH PL
6	156595	0090	05/09/02	\$ 272,950	2020	0	8	1993	3	7277	N	N	19006 113TH WY SE
6	769730	0060	04/23/02	\$ 249,990	2030	0	8	2002	3	3319	N	N	17910 110TH PL SE
6	769730	0070	04/01/02	\$ 249,990	2030	0	8	2002	3	3318	N	N	17902 110TH PL SE
6	769730	0090	03/26/02	\$ 250,077	2030	0	8	2002	3	3317	N	N	17842 110TH PL SE
6	769730	0110	04/24/02	\$ 249,990	2030	0	8	2002	3	3315	N	N	17830 110TH PL SE

**Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	769730	0130	08/26/02	\$ 249,990	2030	0	8	2002	3	3313	N	N	17814 110TH PL SE
6	769730	0150	08/29/02	\$ 253,990	2030	0	8	2002	3	3312	N	N	17768 110TH PL SE
6	769730	0300	09/19/02	\$ 254,990	2030	0	8	2002	3	3300	N	N	17763 110TH PL SE
6	769730	0330	08/26/02	\$ 256,490	2030	0	8	2002	3	3254	N	N	17821 110TH PL SE
6	769730	0350	06/12/02	\$ 248,490	2030	0	8	2002	3	3297	N	N	17845 110TH PL SE
6	769730	0370	04/23/02	\$ 251,490	2030	0	8	2002	3	3297	N	N	17903 110TH PL SE
6	769730	0390	04/08/02	\$ 247,490	2030	0	8	2002	3	3296	N	N	17919 110TH PL SE
6	259185	0100	01/29/02	\$ 290,000	2060	1000	8	1989	3	12218	N	N	18936 133RD PL SE
6	322305	9289	12/19/02	\$ 260,116	2060	0	8	1974	4	20497	N	N	18408 112TH AV SE
6	245996	0030	03/11/02	\$ 254,950	2060	0	8	2002	3	5607	N	N	14748 SE 185TH PL
6	245996	0050	03/20/02	\$ 254,950	2060	0	8	2002	3	4950	N	N	14736 SE 185TH PL
6	245996	0090	05/14/02	\$ 254,950	2060	0	8	2002	3	4950	N	N	14652 SE 185TH PL
6	245996	0160	04/16/02	\$ 254,950	2060	0	8	2002	3	5590	N	N	14427 SE 185TH PL
6	245996	0180	04/23/02	\$ 259,000	2060	0	8	2002	3	5456	N	N	14439 SE 185TH PL
6	245996	0290	03/15/02	\$ 269,950	2060	0	8	2002	3	6810	N	N	14639 SE 185TH PL
6	245996	0350	05/21/02	\$ 260,950	2060	0	8	2002	3	7623	N	N	18551 147TH CT SE
6	245996	0380	07/29/02	\$ 250,000	2060	0	8	2002	3	5439	N	N	18528 147TH CT SE
6	245996	0410	05/10/02	\$ 259,950	2060	0	8	2002	3	4783	N	N	14735 SE 185TH PL
6	156595	0660	07/13/01	\$ 264,900	2070	0	8	1993	3	6081	N	N	11249 SE 190TH CT
6	156595	0400	12/17/02	\$ 271,000	2100	0	8	1994	3	6787	N	N	11218 SE 188TH PL
6	508970	0420	12/10/01	\$ 245,500	2100	0	8	1980	3	9200	N	N	18335 108TH PL SE
6	247292	0700	12/04/01	\$ 298,500	2130	0	8	1987	3	7358	N	N	14115 SE 182ND ST
6	259182	0220	08/03/01	\$ 264,950	2150	460	8	1988	3	6923	N	N	13439 SE 183RD ST
6	259185	0070	01/07/02	\$ 275,000	2150	0	8	1988	3	9230	N	N	18927 133RD PL SE
6	144286	0010	12/17/02	\$ 275,000	2170	0	8	1987	3	8531	N	N	13405 SE 189TH PL
6	156595	0210	05/21/02	\$ 273,000	2180	0	8	1994	3	7428	N	N	19016 114TH CT SE
6	245996	0010	07/12/02	\$ 259,950	2240	0	8	2002	3	6673	N	N	14758 SE 185TH PL
6	245996	0330	09/20/02	\$ 264,950	2240	0	8	2002	3	6568	N	N	18539 147TH CT SE
6	245996	0420	09/16/02	\$ 264,950	2240	0	8	2002	3	6135	N	N	14741 SE 185TH PL
6	156595	0310	09/20/02	\$ 270,000	2280	0	8	1993	3	7105	N	N	18830 113TH WY SE
6	144286	0150	04/13/01	\$ 256,000	2300	0	8	1988	3	8104	N	N	13536 SE 189TH PL

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Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	233323	0120	03/25/02	\$ 270,000	2330	0	8	2002	3	5265	N	N	12837 SE 175TH CT
6	233323	0250	11/15/02	\$ 269,950	2330	0	8	2002	3	4913	N	N	17648 128TH AV SE
6	327485	0010	04/29/02	\$ 285,000	2380	0	8	1991	3	8598	N	N	12207 SE 178TH ST
6	156595	0560	01/29/02	\$ 262,500	2400	0	8	1995	3	6035	N	N	11211 SE 190TH PL
6	156595	0580	07/12/02	\$ 271,000	2400	0	8	1995	3	6349	N	N	19029 112TH PL SE
6	245996	0100	08/20/02	\$ 284,950	2410	0	8	2002	3	4950	N	N	14646 SE 185TH PL
6	245996	0170	08/22/02	\$ 284,000	2410	0	8	2002	3	5010	N	N	14433 SE 185TH PL
6	245996	0190	05/03/02	\$ 289,950	2410	0	8	2002	3	5873	N	N	14445 SE 185TH PL
6	245996	0300	03/21/02	\$ 284,950	2410	0	8	2002	3	5211	N	N	18515 147TH CT SE
6	245996	0320	09/03/02	\$ 284,950	2410	0	8	2002	3	6717	N	N	18527 147TH CT SE
6	245996	0340	05/01/02	\$ 295,000	2410	0	8	2002	3	7623	N	N	18545 147TH CT SE
6	233323	0100	07/23/02	\$ 274,950	2450	0	8	2002	3	4092	N	N	12856 SE 175TH CT
6	233323	0110	04/04/02	\$ 274,950	2450	0	8	2002	3	4077	N	N	12841 SE 175TH CT
6	233323	0170	07/18/02	\$ 274,950	2450	0	8	2002	3	5004	N	N	12835 SE 176TH ST
6	233323	0230	05/06/02	\$ 278,000	2450	0	8	2002	3	4373	N	N	17636 128TH AV SE
6	233323	0280	06/17/02	\$ 274,950	2450	0	8	2002	3	4050	N	N	17625 128TH AV SE
6	233323	0310	09/12/02	\$ 274,950	2450	0	8	2002	3	4358	N	N	17529 128TH AV SE
6	245996	0140	01/28/02	\$ 274,950	2460	0	8	2002	3	5414	N	N	14620 SE 185TH PL
6	245996	0150	04/05/02	\$ 274,950	2460	0	8	2002	3	5973	N	N	14421 SE 185TH PL
6	245996	0360	04/24/02	\$ 274,950	2460	0	8	2002	3	7416	N	N	18555 147TH CT SE
6	245996	0370	04/18/02	\$ 284,950	2460	0	8	2002	3	8787	N	N	18556 147TH CT SE
6	327485	0040	09/28/01	\$ 294,900	2510	0	8	1991	3	9107	N	N	12225 SE 178TH ST
6	342305	9205	04/18/01	\$ 325,000	2530	0	8	1997	3	10641	N	N	19121 146TH AV SE
6	245996	0250	12/04/02	\$ 269,950	2560	0	8	2002	3	4897	N	N	14613 SE 185TH PL
6	245996	0260	05/15/02	\$ 282,000	2560	0	8	2002	3	4841	N	N	14619 SE 185TH PL
6	769730	0030	04/19/02	\$ 283,000	2560	0	8	2002	3	3322	N	N	17932 110TH PL SE
6	769730	0100	07/01/02	\$ 275,500	2560	0	8	2002	3	3316	N	N	17836 110TH PL SE
6	769730	0120	12/12/02	\$ 275,000	2560	0	8	2002	3	3314	N	N	17822 110TH PL SE
6	769730	0290	12/30/02	\$ 283,490	2560	0	8	2002	3	3300	N	N	17755 110TH SE
6	769730	0320	08/20/02	\$ 298,405	2560	0	8	2002	3	3299	N	N	17813 110TH PL SE
6	769730	0340	07/24/02	\$ 285,390	2560	0	8	2002	3	3284	N	N	17837 110TH PL SE

**Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	769730	0360	06/10/02	\$ 279,500	2560	0	8	2002	3	3297	N	N	17853 110TH PL SE
6	769730	0400	02/26/02	\$ 286,777	2560	0	8	2002	3	3296	N	N	17927 110TH PL SE
6	156595	0440	07/19/01	\$ 292,000	2570	0	8	1994	3	7036	N	N	18807 112TH PL SE
6	259185	0120	12/12/01	\$ 275,000	2570	0	8	1988	3	10404	N	N	18926 133RD PL SE
6	327485	0080	05/23/01	\$ 286,950	2630	0	8	1990	3	7458	N	N	12304 SE 179TH PL
6	156595	0470	07/25/02	\$ 292,000	2680	0	8	1994	3	6500	N	N	18905 112TH PL SE
6	140220	0040	11/29/01	\$ 300,000	2720	0	8	1968	4	19210	N	N	18116 147TH AV SE
6	247292	0760	08/31/01	\$ 298,900	2750	0	8	1987	3	8846	N	N	14144 SE 182ND ST
6	259182	0400	07/16/01	\$ 276,225	2810	0	8	1986	3	10572	N	N	13307 SE 184TH ST
6	156595	0120	05/14/01	\$ 305,000	3000	0	8	1993	3	7614	N	N	18937 114TH CT SE
6	156595	0280	09/21/01	\$ 313,000	3150	0	8	1993	3	8565	N	N	18918 114TH CT SE
6	247292	0800	08/01/01	\$ 294,000	2080	0	9	1987	3	7877	N	N	14118 SE 182ND ST
6	147312	0190	03/13/02	\$ 300,000	2120	0	9	1991	3	7560	N	N	18635 136TH PL SE
6	259184	0180	05/06/02	\$ 279,000	2240	0	9	1988	3	7142	N	N	13215 SE 181ST PL
6	140200	0050	03/07/02	\$ 339,950	2290	990	9	1991	3	20000	N	N	14213 SE 179TH PL
6	247292	0610	08/20/02	\$ 305,000	2290	0	9	1988	3	7503	N	N	18211 143RD AV SE
6	147312	0630	12/02/02	\$ 349,000	2440	0	9	1991	3	8419	N	N	18715 137TH CT SE
6	247292	0360	05/15/02	\$ 340,000	2470	0	9	1987	3	13468	N	N	14254 SE 180TH PL
6	259184	0430	03/05/02	\$ 299,500	2510	0	9	1988	3	7155	N	N	13313 SE 183RD ST
6	259184	0360	09/26/02	\$ 299,950	2520	0	9	1988	3	7735	N	N	18227 132ND PL SE
6	147312	0310	01/03/01	\$ 327,000	2530	0	9	1992	3	11997	N	N	13715 SE 188TH ST
6	259184	0080	01/12/01	\$ 289,900	2540	0	9	1988	3	8642	N	N	18209 133RD AV SE
6	259184	0120	02/14/01	\$ 300,000	2560	0	9	1988	3	7575	N	N	13216 SE 183RD ST
6	247292	0150	08/27/01	\$ 304,000	2580	0	9	1988	3	7273	N	N	18315 142ND AV SE
6	247293	0340	06/15/01	\$ 320,000	2600	0	9	1990	3	9699	N	N	14703 SE 184TH PL
6	247293	0280	10/04/02	\$ 296,000	2650	0	9	1990	3	8960	N	N	14517 SE 184TH PL
6	259184	0310	09/06/02	\$ 329,950	2770	0	9	1988	3	7350	N	N	18131 132ND PL SE
6	147312	0480	08/27/02	\$ 355,000	2870	0	9	1990	3	9881	N	N	18631 139TH WY SE
6	147312	0030	07/30/01	\$ 339,500	2920	0	9	1992	3	9394	N	N	18609 139TH WY SE
6	147312	0700	08/14/02	\$ 354,950	2930	0	9	1991	3	8030	N	N	18702 136TH PL SE
6	147312	0230	10/04/01	\$ 350,000	2940	0	9	1991	3	7590	N	N	18719 136TH PL SE

**Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	259184	0150	12/18/02	\$ 325,000	3010	0	9	1988	3	8000	N	N	18138 132ND PL SE
6	147312	0320	08/27/02	\$ 325,000	3120	0	9	1992	3	13156	N	N	13721 SE 188TH ST
6	332305	9086	12/23/02	\$ 585,000	4400	760	10	1981	3	47057	N	N	12305 SE 181ST ST

**Improved Sales Removed from this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	008700	0019	06/24/02	\$ 113,961	BANKRUPTCY
1	008700	0116	03/21/02	\$ 165,000	DIAGNOSTIC OUTLIER
1	008700	0186	12/04/01	\$ 38,843	EXTREME RATIOS
1	034800	0160	03/14/02	\$ 140,000	DIAGNOSTIC OUTLIER
1	177830	0190	10/11/02	\$ 124,918	EXTREME RATIOS
1	264140	0500	12/12/01	\$ 69,207	EXTREME RATIOS
1	292305	9181	08/12/02	\$ 84,500	QUIT CLAIM DEED
1	302305	9115	11/23/02	\$ 145,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	312305	9075	03/05/01	\$ 400,000	UNFINISHED AREA CODED
1	322305	9080	12/30/02	\$ 85,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	334040	1172	05/18/01	\$ 152,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	334040	1255	05/13/02	\$ 202,000	GOVERNMENT AGENCY
1	334040	1320	11/11/02	\$ 165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	334040	1405	08/23/02	\$ 146,400	OBSOLESECE CODED
1	334040	1470	05/28/02	\$ 194,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	334040	1475	07/17/02	\$ 152,000	DIAGNOSTIC OUTLIER
1	334040	1550	10/10/02	\$ 245,000	1031 TRADE
1	334040	1570	03/15/01	\$ 172,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	507000	0120	10/17/02	\$ 125,000	DIAGNOSTIC OUTLIER
1	722200	0106	06/26/01	\$ 1,975	QUIT CLAIM DEED
1	722200	0195	02/20/02	\$ 252,500	DIAGNOSTIC OUTLIER
1	722200	0199	05/24/02	\$ 134,500	BANKRUPTCY
1	722200	0320	08/01/02	\$ 140,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	723160	0098	10/01/01	\$ 29,667	QUIT CLAIM DEED
1	855700	0010	07/13/01	\$ 285,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	886050	0220	10/30/01	\$ 395,000	UNFINISHED AREA CODED
1	889870	0430	06/11/01	\$ 227,500	RELOCATION
1	889910	0150	01/26/01	\$ 160,000	DIAGNOSTIC OUTLIER
1	889910	0260	08/22/01	\$ 85,787	EXTREME RATIOS
1	889910	0400	08/07/01	\$ 87,265	EXTREME RATIOS
1	889921	0150	10/24/02	\$ 242,000	BANKRUPTCY
1	895650	0170	06/14/02	\$ 240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	948574	0270	04/20/01	\$ 258,854	RELOCATION
1	948575	0110	04/05/02	\$ 220,000	RELOCATION
1	948575	0110	02/08/02	\$ 220,000	RELOCATION
1	948575	0230	05/31/01	\$ 72,023	QUIT CLAIM DEED
2	052205	9013	11/29/02	\$ 139,550	BANKRUPTCY
2	052205	9107	12/20/01	\$ 180,000	IMPROVEMENT COUNT >1
2	052205	9116	04/25/02	\$ 199,000	DIAGNOSTIC OUTLIER
2	062205	9007	09/06/02	\$ 320,000	DIAGNOSTIC OUTLIER
2	062205	9031	10/25/01	\$ 120,000	QUIT CLAIM DEED
2	062205	9053	12/21/01	\$ 1,500	EXTREME RATIOS
2	062205	9099	10/15/02	\$ 289,500	DIAGNOSTIC OUTLIER
2	062205	9146	04/25/01	\$ 184,400	QUESTIONABLE PER SALES IDENTIFICATION
2	071300	0250	04/18/02	\$ 200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Improved Sales Removed from this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	072205	9034	10/17/01	\$ 230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	072205	9065	01/21/01	\$ 155,002	GOVERNMENT AGENCY
2	072205	9107	01/17/02	\$ 41,387	QUIT CLAIM DEED
2	082205	9129	12/03/02	\$ 88,211	EXTREME RATIOS
2	082205	9176	12/03/02	\$ 145,000	OBSOLESECE CODED
2	107947	0040	01/25/01	\$ 100,201	EXTREME RATIOS
2	133220	0020	10/16/02	\$ 104,928	EXTREME RATIOS
2	156190	0310	05/17/02	\$ 313,975	RELOCATION
2	172205	9026	06/04/02	\$ 175,000	GOVERNMENT AGENCY
2	172205	9166	06/24/02	\$ 77,181	EXTREME RATIOS
2	172205	9190	08/29/01	\$ 170,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	182205	9038	04/25/02	\$ 224,900	BANKRUPTCY
2	182205	9249	09/26/01	\$ 187,000	1031 TRADE
2	182205	9257	10/31/02	\$ 49,292	EXTREME RATIOS
2	241650	0020	09/24/01	\$ 243,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	270850	0230	04/05/01	\$ 237,950	IMPROVEMENT VALUE < = \$10,000
2	295300	0040	10/10/01	\$ 169,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	327698	0090	11/09/01	\$ 150,000	EXTREME RATIOS
2	338820	0020	02/06/02	\$ 245,000	DIAGNOSTIC OUTLIER
2	374950	0050	02/21/01	\$ 155,950	DIAGNOSTIC OUTLIER
2	379140	0030	05/10/02	\$ 315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	379140	0160	04/03/01	\$ 165,000	DIAGNOSTIC OUTLIER
2	379141	0070	12/06/02	\$ 402,500	EXTREME RATIOS
2	379141	0310	08/23/02	\$ 470,000	DIAGNOSTIC OUTLIER
2	379141	0330	12/11/02	\$ 429,950	EXTREME RATIOS
2	379141	0390	10/14/02	\$ 462,950	DIAGNOSTIC OUTLIER
2	379141	0400	10/21/02	\$ 466,000	EXTREME RATIOS
2	379770	0020	08/26/02	\$ 208,000	RELOCATION
2	379770	0180	05/14/01	\$ 177,784	GOVERNMENT AGENCY
2	379771	0080	02/23/02	\$ 280,000	MAINTENANCE NOT PICKED UP
2	422410	0010	08/09/01	\$ 252,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	526700	0100	11/26/01	\$ 139,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	526700	0170	11/12/02	\$ 169,600	EXEMPT FROM EXCISE TAX
2	542200	0030	11/19/02	\$ 223,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	572850	0010	12/26/02	\$ 7,000	EXTREME RATIOS
2	638650	0040	10/04/02	\$ 157,000	DIAGNOSTIC OUTLIER
2	638800	0110	05/21/02	\$ 189,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	742900	0020	12/03/02	\$ 343,000	RELOCATION
2	742900	0060	07/24/01	\$ 90,500	EXTREME RATIOS
2	793100	0010	04/19/02	\$ 249,950	IMPROVEMENT COUNT >1
2	796850	0030	09/04/01	\$ 155,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	803560	0570	07/10/01	\$ 67,245	QUIT CLAIM DEED
2	880240	0425	08/26/02	\$ 750,000	DIAGNOSTIC OUTLIER
2	880240	0445	08/26/02	\$ 650,000	DIAGNOSTIC OUTLIER
2	880240	0916	02/19/02	\$ 139,712	Questionable PER SALES IDENTIFICATION

**Improved Sales Removed from this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	889500	0140	05/22/01	\$ 45,224	QUIT CLAIM DEED
2	918060	0071	01/30/02	\$ 750,000	DIAGNOSTIC OUTLIER
2	932070	0680	03/02/01	\$ 178,000	RELOCATION
2	937850	0180	11/07/01	\$ 55,917	EXTREME RATIOS
2	940640	0070	07/19/01	\$ 353,000	RELOCATION
6	098400	0020	11/07/02	\$ 190,000	BANKRUPTCY
6	098400	0150	12/10/01	\$ 230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	098410	0010	10/15/01	\$ 210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	098421	0680	08/09/01	\$ 46,988	QUIT CLAIM DEED
6	098422	0080	11/22/02	\$ 235,000	Diagnostic Outlier
6	147312	0440	02/27/01	\$ 212,075	RELOCATION
6	147312	0580	03/04/02	\$ 341,000	RELOCATION
6	232985	0200	01/10/02	\$ 235,000	RELOCATION
6	232985	0220	11/19/02	\$ 94,083	EXTREME RATIOS
6	245995	0030	06/13/02	\$ 218,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	245995	0150	08/15/01	\$ 219,950	1031 TRADE
6	247293	0110	08/07/01	\$ 320,000	RELOCATION
6	259180	0140	02/22/02	\$ 210,000	BANKRUPTCY
6	259180	0150	05/01/01	\$ 224,000	RELOCATION
6	259182	0010	05/17/01	\$ 5,000	EXTREME RATIOS
6	282305	9123	02/14/02	\$ 2,150	EXTREME RATIOS
6	322305	9034	09/20/02	\$ 129,900	GRADE 4 NOT ENOUGH REPRESENTATION
6	322305	9038	07/30/02	\$ 146,000	QUIT CLAIM DEED
6	322305	9180	09/16/02	\$ 157,250	DIAGNOSTIC OUTLIER
6	322305	9230	08/06/01	\$ 25,000	EXTREME RATIOS
6	332305	9069	01/23/01	\$ 105,000	EXTREME RATIOS
6	342305	9019	10/30/01	\$1,500,000	DIAGNOSTIC OUTLIER
6	342305	9059	04/11/01	\$ 223,250	GRADE 4 NOT ENOUGH REPRESENTATION
6	342305	9107	05/29/02	\$ 1,450	EXTREME RATIOS
6	342305	9139	06/18/01	\$ 120,000	OBSOLESCENCE CODED
6	342305	9177	09/01/01	\$ 4,029	GOVERNMENT AGENCY
6	419310	0020	11/25/02	\$ 227,500	IMPROVEMENT VALUE < = \$10,000
6	419310	0050	12/05/02	\$ 219,950	IMPROVEMENT VALUE < = \$10,000
6	419310	0060	01/18/02	\$ 190,000	EXTREME RATIOS
6	419310	0080	11/07/02	\$ 234,950	IMPROVEMENT VALUE < = \$10,000
6	419310	0090	11/15/02	\$ 231,980	IMPROVEMENT VALUE < = \$10,000
6	419310	0100	10/24/02	\$ 233,000	IMPROVEMENT VALUE < = \$10,000
6	543800	0090	01/08/02	\$ 108,000	DIAGNOSTIC OUTLIER
6	619720	0160	05/07/01	\$ 3,500	EXTREME RATIOS
6	619720	0483	08/08/01	\$ 70,611	EXTREME RATIOS
6	619780	0202	10/25/02	\$ 60,000	IMPROVEMENT VALUE < = \$10,000
6	619780	0205	02/28/01	\$ 145,000	DIAGNOSTIC OUTLIER
6	619840	0065	01/14/02	\$ 165,000	DIAGNOSTIC OUTLIER
6	619900	0241	08/27/01	\$ 145,000	DIAGNOSTIC OUTLIER
6	619960	0080	11/21/02	\$ 870,000	OBSOLESCENCE CODED

**Improved Sales Removed from this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	640271	0210	09/14/01	\$ 227,500	RELATED PARTY, FRIEND, OR NEIGHBOR
6	662340	0135	10/24/01	\$ 2,746	QUIT CLAIM DEED
6	769730	0010	12/16/02	\$ 260,990	EXTREME RATIOS
6	769730	0170	09/23/02	\$ 254,990	DIAGNOSTIC OUTLIER
6	769730	0180	12/20/02	\$ 248,990	DIAGNOSTIC OUTLIER
6	769730	0190	09/20/02	\$ 253,990	DIAGNOSTIC OUTLIER
6	769730	0200	10/21/02	\$ 255,990	DIAGNOSTIC OUTLIER
6	769730	0210	12/05/02	\$ 248,990	DIAGNOSTIC OUTLIER
6	769730	0220	12/19/02	\$ 271,859	EXTREME RATIOS
6	769730	0270	10/18/02	\$ 251,909	DIAGNOSTIC OUTLIER
6	769730	0280	10/01/02	\$ 268,165	DIAGNOSTIC OUTLIER

***Vacant Sales Used in this Annual Update Analysis
Area 59***

There are an insufficient number of vacant sales to develop a valuation model.



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2003
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2003 Revaluation for 2004 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2003. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2003. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does

not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr